



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

Monday, June 22, 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>

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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**

18 - 38

Mover Councillor S. Hollingsworth

Seconder Councillor C. Gardi

Resolved that the Minutes of the Regular Council Meeting of May 25, 2026 and Special Joint Council Meeting of June 15, 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 S. Spina

Seconder Councillor C. Gardi

Resolved that the Agenda for June 22, 2026 City Council Meeting as presented be approved.

**6. Presentations**

**6.1 Mayor for a Day**

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

Mover Councillor S. Spina

Seconder Councillor C. Gardi

Resolved that all the items listed under date June 22, 2026 – Agenda item 7 – Consent Agenda be approved as recommended.

**7.1 Dolly Parton's Imagination Library Sault Ste. Marie Expansion**

39 - 41

A report of the CAO is attached for the consideration of Council.

Mover Councillor S. Hollingsworth

Seconder Councillor M. Scott

Resolved that the report of the CAO dated June 22, 2026 concerning Dolly Parton's Imagination Library Sault Ste. Marie Expansion be received as information.

**7.2 New Housing Community Improvement Plan Reserve**

42 - 43

A report of the Chief Financial Officer and Treasurer is attached for the consideration of Council.

Mover Councillor S. Hollingsworth

Seconder Councillor M. Scott

Resolved that the report of the Chief Financial Officer and Treasurer and the Director of Planning dated June 22, 2026 concerning New Housing Community Improvement Plan Reserve be received and that access to the reserve as required to fund the Housing Community Improvement Plan CIP agreements be approved.

**7.3 Tenders for Equipment Purchase – Public Works**

44 - 48

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

Mover Councillor S. Hollingsworth

Seconder Councillor C. Gardi

Resolved that the report of the Manager of Purchasing dated June 22, 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 detachable loader mounted snowblower – Commercial Truck

Equip. Corp. – \$305,000

- One platform lift truck – Allan Fyfe Equipment Ltd. – \$337,590
- One flat trailer (sanitary) – All North Truck Centre – \$131,083

for a total amount of \$773,673.00, plus HST.

**7.4 Tender for Seasonal Rental of Four Loader/Backhoes 49 - 51**

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

Mover Councillor S. Spina

Seconder Councillor M. Scott

Resolved that the report of the Manager of Purchasing dated June 22, 2026 concerning the seasonal rental of four Loader/Backhoes as required by Public Works be received and that the rental be awarded to Toromont Industries Ltd. at their weekly rate of \$1,562.50 plus HST per machine, for the three-year term commencing April 30, 2027, with an option to extend for two additional years by mutual consent.

**7.5 Third Party Cost Recovery Services – Fire Services 52 - 53**

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

The relevant By-law 2026-110 is listed under item 12 of the Agenda and will be read with all by-laws under that item.

**7.6 Municipal Public Engagement Solution 54 - 55**

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

Mover Councillor S. Hollingsworth

Seconder Councillor C. Gardi

Resolved that the report of the Manager of Purchasing dated June 22, 2026 concerning Municipal Public Engagement Solution as requested by the Planning Division and Corporate Communications be received and that the project be awarded to Social Pinpoint Software Inc. at the fixed annual pricing rates quoted for a term of three years, with the option to extend up to an additional five one-year periods by mutual agreement.

**7.7 Security Services Transit Terminal – Transit Division 56 - 57**

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

Mover Councillor S. Hollingsworth

Seconder Councillor C. Gardi

Resolved that the report of the Manager of Purchasing dated June 22, 2026 concerning Security Services for the Transit Terminal at 160 Queen Street East as required by Transit and Parking Division of Community Development and Enterprise Services be received and the contract be awarded to North East Regional Security Services at the rates quoted commencing August 1, 2026 for three years, with the option to extend up to two additional years by mutual agreement.

**7.8 Equipment Purchase – Vacuum Body Sewer Cleaning Truck**

58 - 59

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

Mover Councillor S. Hollingsworth

Seconder Councillor M. Scott

Resolved that the report of the Manager of Purchasing dated June 22, 2026 concerning purchase of a Vacuum Body Sewer Cleaning Truck with extended warranty as required by Public Works and Engineering Services be awarded to FST Canada Inc. O/A Joe Johnson Equipment, at the quoted amount of \$843,033.09 plus HST.

**7.9 Tourism Development Fund Applications – April/May 2026**

60 - 68

A report of the Director of Tourism and Community Development is attached for the consideration of Council.

Mover Councillor S. Spina

Seconder Councillor C. Gardi

Resolved that the report of the Director of Tourism and Community Development dated June 22, 2026 be received and that the recommendation of the Tourism Sault Ste. Marie Board of Directors to allocate \$361,500 as detailed below, be approved:

1. Warhammer Battle at the Bridge 40K (\$2,000);
2. Sault Ste. Marie Kennel Club Dog Show (\$4,000);
3. Sault Cycling Club XCM National Championships (\$30,000);
4. 38th Annual IBEW Baseball Tournament (\$12,000);
5. Coppa Giovanni Soccer Tournament (\$8,500);
6. Align Yoga Festival (\$5,000); and
7. Canadian Bushplane Heritage Centre (\$300,000).

**7.10 Designated Property Grant – 10 Kensington Terrace**

69 - 70

A report of the Manager of Recreation and Culture is attached for the consideration of Council.

Mover Councillor S. Hollingsworth

Seconder Councillor M. Scott

Resolved that the report of the Manager of Recreation and Culture dated June 22, 2026 concerning the Designated Heritage Property Grant – 10 Kensington Terrace be received and that a grant in the amount of \$3,000 to support chimney repairs at 10 Kensington Terrace be approved.

**7.11 2026 Arts and Culture Assistance Grants – Late Intake**

71 - 86

A report of the Manager of Recreation and Culture is attached for the consideration of Council.

Mover Councillor S. Hollingsworth

Seconder Councillor M. Scott

Resolved that the report of the Manager of Recreation and Culture dated June 22, 2026 concerning 2026 Arts and Culture Assistance Program Grants – Late Intake allocation of funds be approved as follows:

1. La Casa – \$2,535;
2. Paarth Pandey – Bollywood Novella – \$1,985;
3. Skye Smith – Sault Indie Theatre Collective – \$1,835;
4. Caio Schuurhuis – Queer Dance – \$2,815;
5. Hallie Piche – Queer Choir – \$2,120;
6. Mario Gionet – A Walk Among the Trees – \$6,355;
7. Sarah Skagen – She 2026 – \$6,155;
8. Sault Ste. Marie Metis Heritage Centre – \$5,885;
9. Friends of Ermatinger Clergue National Historic Site – \$6,580;
10. Sault Malayalee Association – \$6,155;
11. Living History Algoma – \$6,350;
12. Algoma Arts Festival Association – \$7,505;
13. Algoma Festival Choir – \$4,735;
14. Musical Comedy Guild – \$6,785;
15. Over the Rainbow – \$3,455;
16. Sault Symphony Orchestra – \$7,325; and
17. Sault Theatre Workshop – \$6,425.

**7.12 2026 Ditching Program**

87 - 90

A report of the Director of Public Works is attached for the consideration of Council.

Mover Councillor S. Spina

Seconder Councillor C. Gardi

Resolved that the report of the Director of Public Works dated June 22, 2026 concerning 2026 Ditching Program be received as information.

**7.13                    2026 Curb and Sidewalk Program                    91 - 96**

A report of the Director of Public Works is attached for the consideration of Council.

Mover Councillor S. Hollingsworth

Seconder Councillor M. Scott

Resolved that the report of the Director of Public Works dated June 22, 2026 concerning the 2026 Curb and Sidewalk Program be received as information.

**7.14                    Reserve Funding Request for Engineering Traffic Equipment                    97 - 98**

A report of the Manager of Design and Transportation Engineering is attached for the consideration of Council.

Mover Councillor S. Hollingsworth

Seconder Councillor C. Gardi

Resolved that the report of the Manager of Design and Transportation Engineering dated June 22, 2026 be received and that the use of up to \$22,000 from the Engineering Equipment Reserve for the procurement of engineering traffic equipment be approved.

**7.15                    By-Law Enforcement Officer Appointment and Removal                    99 - 101**

A report of the Chief Building Official is attached for the consideration of Council.

The relevant by-law 2026-106 is listed under item 12 of the Agenda and will be read with all by-laws under that item.

**7.16                    Building Inspector Appointment and Removal                    102 - 104**

A report of the Chief Building Official is attached for the consideration of Council.

The relevant By-law 2026-107 is listed under item 12 of the Minutes and will be read with all by-laws under that item.

**7.17                    Replacement of Extrication Tools                    105 - 106**

A report of the Fire Chief is attached for the consideration of Council.

Mover Councillor S. Spina

Seconder Councillor C. Gardi

Resolved that the report of the Fire Chief dated June 22, 2026 concerning Replacement of Extrication Tools be received and that the use of Fire reserve funds for the purchase of e-draulic extrication tools up to \$75,000 be approved and that the 2026 capital budget be amended to reflect the purchase.

- 7.18 POA Wawa Court Licence of Occupation** 107 - 108
- A report of the Court Liaison Supervisor is attached for the consideration of Council.
- The relevant By-law 2026-101 is listed under item 12 of the Agenda and will be read with all by-laws under that item.
- 7.19 Access to Land – 89, 0 and 0 Hudson Street – Property Sale** 109 - 115
- A report of the Assistant City Solicitor/Senior Litigation Counsel and Planner is attached for the consideration of Council.
- The relevant By-law 2026-102 is listed under item 12 of the Agenda and will be read with all by-laws under that item.
- 7.20 Access to Land – 84-94 Park Street – Property Sale** 116 - 120
- A report of the Assistant City Solicitor/Senior Litigation Counsel and Planner is attached for the consideration of Council.
- The relevant By-law 2026-103 is listed under item 12 of the Agenda and will be read with all by-laws under that item.
- 7.21 Access to Land – 72 Corey Avenue – Property Sale** 121 - 125
- A report of the Assistant City Solicitor/Senior Litigation Counsel and Planner is attached for the consideration of Council.
- The relevant By-law 2026-104 is listed under item 12 of the Agenda and will be read with all by-laws under that item.
- 7.22 Deeming By-law – Dave Brown Subdivision Plan 1703, 603 and 605 Shafer Avenue** 126 - 128
- A report of the Assistant City Solicitor/Senior Litigation Counsel is attached for the consideration of Council.
- The relevant By-law 2026-108 is listed under item 12 of the Agenda and will be read with all by-laws under that item.
- 7.23 Deeming By-law – Sault Ste. Marie Park Subdivision Plan 7602, Kingsford Road and Brunswick Avenue (Neilo Delbianco)** 129 - 131
- A report of the Assistant City Solicitor/Senior Litigation Counsel is attached for the consideration of Council.

The relevant By-law 2026-109 is listed under item 12 of the Minutes.

**7.24      Property Sale – Part 746 Shafer Avenue (Christopher Caldwell and Nicole Caldwell)      132 - 134**

A report of the Assistant City Solicitor/Senior Litigation Counsel is attached for the consideration of Council.

The relevant By-law 2026-100 is listed under item 12 of the Agenda and will be read with all by-laws under that item.

**7.25      Process for Obtaining Municipal Support Resolutions (MSRs) for Independent Electrical System Operator (IESO) applications      135 - 144**

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

Mover Councillor S. Spina

Seconder Councillor M. Scott

Resolved that the report of the Director of Planning dated June 22, 2026 concerning Process for Obtaining Municipal Support Resolutions for Independent Electrical System Operator applications be received and that Council:

1. Adopt the attached 'Process for Obtaining a Municipal Support Resolution for an IESO Application'; and
2. Amend User Fees and Service Charges By-law 2025-153 by adding a new \$4,000 application fee for an MSR in support of an IESO application.

**8.      Reports of City Departments, Boards and Committees**

**8.1      Administration**

**8.2      Corporate Services**

**8.3      Community Development and Enterprise Services**

**8.4      Public Works and Engineering Services**

**8.5      Fire Services**

**8.6      Legal**

**8.7      Planning**

**8.8      Boards and Committees**

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

**9.1 Mayor's Youth Advisory Council**

Mover Councillor L. Vezeau-Allen

Seconder Councillor L. Dufour

Whereas the Mayor's Youth Advisory Council (MYAC) was established to provide a voice for the youth of Sault Ste. Marie, and its purpose is to advise City Council of important issues that concerns the City's younger population; and

Whereas MYAC is composed of only 12 youth from Sault Ste. Marie, representing a small percentage of youth voices; and

Whereas there are multiple youth organizations across the community; including: Thrive Teens on the Move, Youth Odena, Algoma Youth Wellness Hub Youth Advisory Committee, Youth Councils from all school boards and post-secondary institutions and others; and

Whereas priority and investment in our youth is underway from recommendations from the Community Safety and Wellbeing Plan; and

Whereas an outcome from those recommendations is the Planet Youth initiative being led by Algoma Public Health; and

Whereas there is no mechanism or method for all the various stakeholder groups to have a shared voice;

Now Therefore Be It Resolved that the Mayor's Youth Advisory Council and appropriate City staff be tasked with planning and hosting a Youth Conference within the City of Sault Ste Marie and incorporate all local youth groups to come together and report on the real issues for our young people in Sault Ste. Marie.

**9.2 Canadian Flag**

Mover Councillor C. Gardi

Seconder Councillor M. Scott

Whereas Sault Ste. Marie occupies a unique and historic position as a prominent Canadian border city, situated directly on the international boundary of the St. Mary's River; and

Whereas the Sault Ste. Marie waterfront boardwalk serves as one of the City's most significant public spaces, serves as a driver for tourism, and the primary visual gateway viewed by international maritime traffic, International Bridge traffic, visitors, and our neighbours in the United States; and

Whereas displaying the national flag of Canada in a prominent, large-scale format fosters profound civic pride, celebrates our national identity, and serves

as a powerful symbol of welcome and Canadian sovereignty at a critical international crossing; and

Whereas the St. Mary's River boardwalk currently features two smaller flag installations, including a dual Canadian-American display symbolizing our close international bond, and a separate single Canadian flag located on the western stretch near the Delta Hotel; and

Whereas replacing the existing smaller Canadian flag near the Delta Hotel with a landmark, large-scale ("Garrison-style") Canadian flag and engineered flagpole would dramatically enhance the visual landscape of our waterfront without duplicating or altering existing international displays;

Now Therefore Be It Resolved that the City Council requests City staff to investigate the feasibility, logistical requirements, and estimated costs of installing a large-scale Canadian flag landmark on the boardwalk near the Delta Hotel location; and

Further Be It Resolved that staff specifically evaluate and include the following in their report back to Council:

- Engineering and geotechnical requirements: The structural and footing specifications required for a high-wind waterfront installation (evaluating an appropriate landmark height range, such as 60 to 100 feet);
- Flag protocol and lighting: A costing for potential dedicated LED or solar-powered uplighting to enhance visibility at night; and
- Financial framework: Capital costs for installation, ongoing lifecycle maintenance (including regular flag replacement due to waterfront weathering), and potential opportunities for corporate sponsorships or federal/provincial heritage grants to offset the municipal taxpayer impact.

### **9.3 Economic Development Community Improvement Program**

Mover Councillor L. Dufour

Seconder Councillor C. Gardi

Whereas there are projects being proposed across the municipality that would, if approved, spur significant economic development and re-shape the local economy; and

Whereas the projects being proposed range in the investment required from tens of millions of dollars to multiple billion dollars; and

Whereas the Economic Development Community Improvement Program (CIP) does not currently distinguish the incentives available based on the value of the investment to be made; and

Whereas it would be prudent to ensure the Economic Development CIP incents projects to as great of a degree as similar programs in other Ontario

municipalities, all while ensuring compliance with the *Municipal Act*, and

Whereas a graduated incentive, based on the value of the investment to be made is one way in which the City of Sault Ste. Marie may be able to better compete for any number of projects being proposed both within the municipality, and within Ontario more broadly;

Now Therefore Be It Resolved that staff be directed to review the Economic Development CIP and report back to City Council on any proposal that:

- Ensures Sault Ste. Marie's Economic Development CIP is competitive with CIP programs across other Ontario municipalities, recognizing that Sault Ste. Marie has other incentives such as a lack of development charges;
- Looks to have a graduated tax increment level, and/or a longer term, for projects that require greater investment, and create greater long-term benefits; and
- Examines any other changes required to our Economic Development CIP as staff may recommend or bring forward for Council's consideration.

#### **9.4 Highway 17 Safety**

Mover Councillor S. Hollingsworth

Seconder Councillor S. Spina

Whereas within the last several years Highway 17 has been closed in all four seasons due to severe transport accidents, washouts and heavy snowfall; and

Whereas in 2025 to the present an alarming 10 and greater accidents and over 10 closures have taken place, reinforcing that Highway 17 is unsafe; and

Whereas Highway 17 is the lifeline for several communities from Sault Ste. Marie past White River. Closure of this important highway is significant to the economy of the area and those that live along it; and

Whereas with the port of Sault Ste. Marie hopefully being built, which will rely on Highway 17, an engineering review needs to be conducted immediately, followed by significant upgrades to ensure that all those that rely on the highway are safe;

Now Therefore Be It Resolved that the City of Sault Ste. Marie, along with key communities in conjunction with Algoma District Municipalities Association, form a campaign to lobby for improvements to this corridor. The campaign should include a delegation of Algoma mayors to sit directly with local MPs, MPPs and the Ministry of Transportation to create a plan to improve Highway 17 within an appropriate time frame.

#### **9.5 Allocation of Municipal Accommodation Tax Revenue**

Mover Councillor S. Kinach

Secondar Councillor M. Scott

Whereas section 400.1 of the *Municipal Act, 2001* and Ontario Regulation 435/17 authorize municipalities to impose a Municipal Accommodation Tax (MAT) on short-term accommodations; and

Whereas the MAT applies to accommodations of 30 days or less, including hotels, motels, and short-term rentals, and is collected as a direct tax from visitors; and

Whereas provincial legislation requires that a minimum of fifty percent (50%) of MAT revenues be remitted to an eligible tourism entity for the exclusive purpose of promoting tourism; and

Whereas the remaining fifty percent (50%) of MAT revenues retained by the municipality may be allocated at the discretion of Council and has been used by other municipalities to support infrastructure, healthcare recruitment, and community improvements; and

Whereas investments in physician recruitment, accessible infrastructure, and parks and public spaces contribute to both resident well-being and the overall attractiveness of the municipality to visitors and investors;

Now Therefore Be It Resolved that staff be requested to report back to Council on the impact of allocating fifty percent (50%) of the municipal portion of Municipal Accommodation Tax revenues, after the required transfer to the eligible tourism entity, and the other fifty percent (50%) allocated towards priority community investments, such as physician recruitment and retention initiatives, accessibility upgrades to municipal roads and sidewalks and infrastructure, park equipment upgrades and hub trail maintenance as recommended by a Council-led committee.

## 9.6 High Speed Broadband

Mover Councillor C. Gardi

Secondar Councillor M. Scott

Whereas reliable, high-speed broadband internet is an essential utility required for modern economic participation, remote work, equity in education, and emergency communications; and

Whereas certain residential pockets within the western extremes of Sault Ste. Marie, predominantly in the areas surrounding the Sault Ste. Marie Airport, including Pointe Aux Pins, Alagash Drive, and Red Pine Drive, continue to suffer from significant service gaps or a total lack of reliable high-speed internet infrastructure; and

Whereas the province of *Ontario's Building Broadband Faster Act* mandates accelerated deployment of high-speed infrastructure, and senior levels of government have made historic funding allocations to bridge the digital divide in Northern Ontario, notably through the joint federal-provincial Universal Broadband Fund and Infrastructure Ontario's Accelerated High-Speed Internet Program (AHSIP); and

Whereas public geospatial data maps utilized by senior levels of government often rely on aggregate telemetry that can misrepresent actual neighbourhood-level coverage, thereby leaving unserved local streets invisible to active broadband buildout contracts and subsidy programs;

Now Therefore Be It Resolved that staff be requested to identify potential partners who might conduct an audit of current high-speed internet availability within the western extremes of the City, focusing specifically on the pockets around, but not limited to, Pointe Aux Pins, Alagash Drive, Pointe Des Chenes Crescent, Red Pine Drive and Pointe Louise Drive, to formally identify infrastructure gaps; and report back to City Council with their findings, including estimated costs to conduct such an audit.

**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 S. Spina

Seconder Councillor M. Scott

Resolved that all By-laws under item 12 of the Agenda under date June 22, 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 2026-100 (Property Sale) Part 746 Shafer Avenue (Christopher Caldwell and Nicole Caldwell) 145 - 146**

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

Mover Councillor S. Spina

Seconder Councillor M. Scott

Resolved that By-law 2026-100 being a by-law to authorize the sale of surplus property being part of civic 746 Shafer Avenue, legally described in PIN 31570-0165 (LT) to Christopher Caldwell and Nicole Caldwell be passed in open Council this 22nd day of June, 2026.

**12.1.2 By-law 2026-101 (Agreement) POA Wawa Court Licence of Occupation 147 - 152**

A report from the Court Liaison Supervisor is on the Agenda.

Mover Councillor S. Spina

Seconder Councillor M. Scott

Resolved that By-law 2026-101 being a by-law to authorize the execution of

the Agreement between the City and The Corporation of the Municipality of Wawa for the City's use of office space to conduct Provincial Offences Court be passed in open Council this 22nd day of June, 2026.

**12.1.3 By-law 2026-102 (Property Sale) 89 Hudson Street, 0 Hudson Street, and 0 Hudson Street (Raising the Roof Chez Toit) 153 - 155**

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

Mover Councillor S. Spina

Seconder Councillor M. Scott

Resolved that By-law 2026-102 being a by-law to authorize the sale of surplus property being civic 89 Hudson Street, civic 0 Hudson Street, and civic 0 Hudson Street, legally described in PIN 31578-0239 (LT), PIN 31578-0278 (LT) and PIN 31578-0279 (LT) to Raising the Roof Chez Toit be passed in open Council this 22nd day of June, 2026.

**12.1.4 By-law 2026-103 (Property Sale) 84-94 Park Street (BT Construction Group (SSM) Ltd.) 156 - 158**

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

Mover Councillor S. Spina

Seconder Councillor M. Scott

Resolved that By-law 2026-103 being a by-law to authorize the sale of surplus property being civic 84 Park Street, civic 90 Park Street, and civic 94 Park Street, legally described in PIN 31494-0098 (LT) to BT Construction Group (SSM) Ltd. be passed in open Council this 22nd day of June, 2026.

**12.1.5 By-law 2026-104 (Property Sale) 72 Corey Avenue (Gary and Marla Fahrer) 159 - 161**

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

Mover Councillor S. Spina

Seconder Councillor M. Scott

Resolved that By-Law 2026-104 being a by-law to authorize the sale of surplus property being civic 72 Corey Avenue, legally described in PIN 31504-0364(LT), to Gary Fahrer and Marla Fahrer be passed in open Council this 22nd day of June, 2026.

**12.1.6 By-law 2026-106 (By-law Enforcement Officers) 162 - 163**

A report from the Chief Building Official is on the Agenda.

Mover Councillor S. Spina

Seconder Councillor M. Scott

Resolved that By-law 2026-106 being a by-law to appoint By-law Enforcement Officers to enforce The Corporation of the City of Sault Ste. Marie Property Standards By-law as Property Standards Officers and enforce various other by-laws of The Corporation of the City of Sault Ste. Marie as By-law Enforcement Officers be passed in open Council this 22nd day of June, 2026.

**12.1.7 By-law 2026-107 (Appointments) Building Inspector 164 - 165**

A report from the Chief Building Official is on the Agenda.

Mover Councillor S. Spina

Seconder Councillor M. Scott

Resolved that By-law 2026-107 being a by-law to appoint Inspectors under the *Building Code Act, 1992* and Municipal Law Enforcement Officers under the *Police Services Act* be passed in open Council this 22nd day of June, 2026.

**12.1.8 By-law 2026-108 (Subdivision Control) Dave Brown Subdivision 603 and 605 Shafer Avenue (Newman) 166 - 167**

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

Mover Councillor S. Spina

Seconder Councillor M. Scott

Resolved that By-law 2026-108 being a by-law to deem not registered for purposes of subdivision control certain lots in the Dave Brown Subdivision, pursuant to section 50(4) of the Planning Act, be passed in open Council this 22nd day of June, 2026.

**12.1.9 By-law 2026-109 (Subdivision Control) Sault Ste. Marie Park Subdivision 262 Kingsford Road and 626 Brunswick Avenue (Neilo Delbianco/Matthew Battisti) 168 - 169**

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

Mover Councillor S. Spina

Seconder Councillor M. Scott

Resolved that By-law 2026-109 being a by-law to deem not registered for purposes of subdivision control certain lots in the Sault Ste. Marie Park Subdivision, pursuant to section 50(4) of the Planning Act, be passed in open Council this 22nd day of June, 2026.

**12.1.10 By-law 2026-110 (Agreement) Fire Services Third Party Cost Recovery Services (Fire Marque Inc.) 170 - 180**

A report from the Manager of Purchasing is on the Agenda.

Mover Councillor S. Spina

Seconder Councillor M. Scott

Resolved that By-law 2026-110 being a by-law to authorize the execution of the Agency Agreement between the City and Fire Marque Inc. for the provision of Third Party Cost Recovery Services of insured perils be passed in open Council this 22nd day of June, 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**

**12.3.1 By-law 2025-28 (Street Closing and Conveyance) Gladwyn Road (Nancy Pinelli, Mandy Lemieux, Sergio Iacoe and Frank Spina)** 181 - 184

Council Report was passed by Council resolution on February 24, 2025.

Mover Councillor S. Spina

Seconder Councillor M. Scott

Resolved that By-law 2025-28 being a by-law to stop up, close and authorize the conveyance of Gladwyn Road in the Giuliani Subdivision, Plan H475 be read a THIRD time in open Council and passed this 22nd day of June, 2026.

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

**14. Closed Session**

Mover Councillor S. Spina

Seconder Councillor C. Gardi

Resolved that this Council move into closed session to discuss:

- two items concerning the potential acquisition of land;
- two items concerning the potential disposition of land;
- one item concerning labour relations or employee negotiations; and
- one item concerning information explicitly supplied in confidence to the municipality by the Province of Ontario

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 or pending acquisition or disposition of land by the municipality or local board; (d) labour relations or employee negotiations; and (h) information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown*

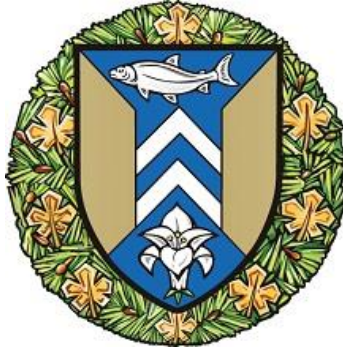
*agency of any of them.*

**15. Adjournment**

Mover Councillor S. Hollingsworth

Seconder Councillor C. Gardi

Resolved that this Council now adjourn.



## REGULAR MEETING OF CITY COUNCIL

### MINUTES

Monday, May 25, 2026

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, B. Lamming, S. Schell, J. King, P. Tonazzo, C. Rumiel, D. Perri, N. Ottolino, N. Maione, F. Coccimiglio, T. Anderson, R. Van Staveren, M. Borowicz-Sibenik, T. Vecchio, N. Thibault, M. McAuley, G. Atkinson, A. Nicholson, K. Pulkkinen

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#### 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 May 4, 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 Mayor M. Shoemaker – Property Declared Surplus – Old Garden River Road – 31505-0073**

Purchaser is a client of law firm with respect to this matter.

**4.2 Mayor M. Shoemaker – By-law 2026-98 (Property Sale) Old Garden River Road PIN 31505-0073 (Trudy Rocchetta)**

Purchaser is a client of law firm with respect to this matter.

**4.3 Councillor L. Dufour – Emergency Treatment Funding Agreements – CMHA and SSMDSSAB**

Employee of Sault Ste. Marie DSSAB.

**4.4 Councillor L. Dufour – By-law 2026-90 (Agreement) SSMDSSAB and SSM Housing Corporation First Amending (Emergency Transfer Fund)**

Employee of Sault Ste. Marie DSSAB.

**5. Approve Agenda as Presented**

Moved by: Councillor S. Kinach

Seconded by: Councillor R. Zagordo

Resolved that the Agenda for May 25, 2026 City Council Meeting as presented be approved.

**Carried**

**6. Presentations**

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

Moved by: Councillor M. Bruni

Seconded by: Councillor R. Zagordo

Resolved that all the items listed under date May 25, 2026 – Agenda item 7 – Consent Agenda save and except Agenda items 7.8, 7.15, 7.21 and 7.25 be approved as recommended.

**Carried**

**7.1 Correspondence – Mayor Shoemaker to the Honourable David Piccini, Minister of Labour, Immigration, Training and Skills Development**

Regarding support for investment in the POWER Action Centre.

**7.2 Recruitment of Chief Financial Officer/City Treasurer**

The report of the CAO was received by Council.

Moved by: Councillor S. Kinach

Seconded by: Councillor R. Zagordo

Resolved that the report of the CAO dated May 25, 2026 concerning Recruitment of Chief Financial Officer/City Treasurer be received and that Council authorizes staff to commence the hiring process as outlined.

**Carried**

### **7.3 Audio-Visual Virtual Meeting System – Council Chambers**

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

Moved by: Councillor M. Bruni

Seconded by: Councillor A. Caputo

Resolved that the report of the Manager of Purchasing dated May 25, 2026 concerning Audio-Visual Virtual Meeting System be received and that the project be awarded to ET Group in the amount of \$355,497.16 plus HST.

**Carried**

### **7.4 Factory Rebuild Trackless Tractor – PWES**

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

Moved by: Councillor S. Kinach

Seconded by: Councillor A. Caputo

Resolved that the report of the Manager of Purchasing dated May 25, 2026 concerning the factory rebuild of a City-owned Trackless municipal tractor plus attachments as required by Public Works and Engineering Services be received and that the work be awarded to Joe Johnson Equipment in the amount of \$198,816 plus HST.

**Carried**

### **7.5 Point of Sale System – Arenas**

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

Moved by: Councillor S. Kinach

Seconded by: Councillor A. Caputo

Resolved that the report of the Manager of Purchasing dated May 25, 2026 concerning Point of Sale systems as required by the Arenas Division of CDES be received and that TouchBistro Inc. be awarded the contract for the term of five years.

**Carried**

### **7.6 Solar LED Lighting – Various City Parking Lots**

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

The relevant By-law 2026-93 is listed under item 12 of the Minutes.

**7.7 Strathclair Ballpark Lighting Upgrades**

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

The relevant By-law 2026-92 is listed under item 12 of the Minutes.

Moved by: Councillor M. Bruni

Seconded by: Councillor R. Zagordo

Resolved that the report of the Manager of Purchasing dated May 25, 2026 concerning Strathclair Ballpark Lighting Upgrades as required by Recreation and Culture Division of CDES be received and that the project be awarded to TYB Enterprises Inc. in the amount of \$508,710 plus HST, with capital funding of \$80,000 reallocated from 2025 John Rhodes Community Centre LED lighting and \$18,000 reallocated from the 2026 Queen Elizabeth B-Field lighting projects.

**Carried**

**7.9 Transit Update – Sault Loops**

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

Moved by: Councillor M. Bruni

Seconded by: Councillor A. Caputo

Resolved that the report of the Director of Community Services dated May 25, 2026 concerning Transit Sault Loops Update be received as information.

**Carried**

**7.10 Kal Tire Grant – Rubber Surfacing at Kiwanis Park**

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

The relevant By-law 2026-87 is listed under item 12 of the Minutes.

**7.11 Noise By-Law Exemption Summer Events 2026**

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

The relevant By-law 2026-86 is listed under item 12 of the Minutes.

**7.12 Firearms and Noise By-law Exemptions – Ermatinger Clergue National Historic Site**

The report of the Curator of the Ermatinger Clergue National Historic Site was received by Council.

The relevant By-law 2026-85 is listed under item 12 of the Minutes.

**7.13 Ermatinger Clergue National Historic Site – 2025 Annual Report and 2024–2029 Strategic Plan Update**

The report of the Curator Ermatinger Clergue National Historic Site was received by Council.

Moved by: Councillor M. Bruni

Seconded by: Councillor R. Zagordo

Resolved that the report of the Curator of the Ermatinger Clergue National Historic Site dated May 25, 2026 concerning Ermatinger Clergue National Historic Site 2025 Annual Report be received and that the updated 2024 to 2029 Strategic Plan be approved.

**Carried**

**7.14 Agri-Food Industry Economic Strategy**

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

Moved by: Councillor S. Kinach

Seconded by: Councillor R. Zagordo

Resolved that the report of the Manager of Business Development dated May 25, 2026 concerning Agri-Food Industry Economic Strategy be received as information.

**Carried**

**7.16 East End Wastewater Treatment Plant Settlement Mitigation**

The report of the Director of Engineering was received by Council.

The relevant By-law 2026-94 is listed under item 12 of the Minutes.

**7.17 Sanitary Sewer Repair Second Line West**

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

The relevant By-law 2026-96 is listed under item 12 of the Minutes.

**7.18 Central Street Aqueduct Repairs – Contract Award**

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

The relevant By-law 2026-95 is listed under item 12 of the Minutes.

**7.19 Landfill Operations and Monitoring 2025**

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

Moved by: Councillor S. Kinach

Seconded by: Councillor R. Zagordo

Resolved that the report of the Manager of Development and Environmental Engineering dated May 25, 2026 concerning Landfill Operations and Monitoring 2025 be received as information.

**Carried**

**7.20 OLT Appeal – Official Plan Amendment 259 (Rural Estate Subdivisions)**

The report of the City Solicitor was received by Council.

Moved by: Councillor M. Bruni

Seconded by: Councillor A. Caputo

Resolved that the report of the City Solicitor dated May 25, 2026 concerning the Ontario Land Tribunal appeal of Official Plan Amendment By-law 2026-76 be received and that, despite the appeal, Council wishes to proceed with OP By-Law 2026-76.

**Carried**

**7.22 Sault Ste. Marie Innovation Centre Lease Agreement**

The report of the City Solicitor was received by Council.

The relevant By-law 2026-73 is listed under item 12 of the Minutes.

**7.23 Fox Run Subdivision Part Lot Control**

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

The relevant By-Law 2026-83 is listed under item 12 of the Minutes.

**7.24 Acquisition of Part of Malabar Drive**

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

The relevant By-law 2026-97 is listed under item 12 of the Minutes.

**7.26 Municipal Construction Delegation Authority**

The report of the Solicitor/Litigator was received by Council.

The relevant By-law 2026-91 is listed under item 12 of the Minutes.

**7.8 Community Development Fund – Social Equity Program Application – Planet Youth Algoma**

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

Moved by: Councillor M. Bruni

Seconded by: Councillor S. Kinach

Resolved that the report of the Deputy CAO, Community Development and Enterprise Services dated May 25, 2026 concerning Community Development Fund – Social Equity Program Application – Planet Youth Algoma be received and that:

- The funding request of \$50,000 annually for five years (2026–2030, \$250,000 total) through the Community Development Fund – Social Equity Program to support the Planet Youth Algoma initiative be approved; and

- Staff be authorized to enter into a funding agreement with Algoma Public Health outlining reporting requirements and performance measures.

|                             | <b>For</b> | <b>Against</b> | <b>Conflict</b> | <b>Absent</b>  |
|-----------------------------|------------|----------------|-----------------|----------------|
| 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              |                 |                |
| <b>Results</b>              | <b>8</b>   | <b>2</b>       | <b>0</b>        | <b>1</b>       |
|                             |            |                |                 | <b>Carried</b> |

#### 7.15 Speed Management Taskforce 2026 Update

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

Moved by: Councillor M. Bruni

Seconded by: Councillor A. Caputo

Resolved that the report of the Manager of Design and Transportation Engineering dated May 25, 2026 concerning 2026 update of the Speed Management Taskforce be received as information.

|                             | <b>For</b> | <b>Against</b> | <b>Conflict</b> | <b>Absent</b> |
|-----------------------------|------------|----------------|-----------------|---------------|
| Mayor M. Shoemaker          | X          |                |                 |               |
| Councillor S. Hollingsworth |            |                |                 | X             |
| Councillor S. Spina         | X          |                |                 |               |
| Councillor L. Dufour        | X          |                |                 |               |

May 25, 2026 Council Minutes

|                            |           |          |          |                |
|----------------------------|-----------|----------|----------|----------------|
| 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         |          |          |                |
| <b>Results</b>             | <b>10</b> | <b>0</b> | <b>0</b> | <b>1</b>       |
|                            |           |          |          | <b>Carried</b> |

**Amendment:**

Moved by: Councillor S. Spina

Seconded by: Councillor M. Scott

Resolved that the motion be amended to defer the placement of bollards on Base Line Road until a further report regarding an alternate speed reduction strategy is received by Council.

|                             | <b>For</b> | <b>Against</b> | <b>Conflict</b> | <b>Absent</b>   |
|-----------------------------|------------|----------------|-----------------|-----------------|
| 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          |                |                 |                 |
| <b>Results</b>              | <b>4</b>   | <b>6</b>       | <b>0</b>        | <b>1</b>        |
|                             |            |                |                 | <b>Defeated</b> |

**7.21 Emergency Treatment Funding Agreements – CMHA and SSMDSSAB**

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

The report of the City Solicitor was received by Council.

Dr. Jennifer Loo, Algoma Public Health was present to answer questions.

The relevant By-laws 2026-89 and 2026-90 are listed under item 12 of the Minutes.

**7.25 Property Declared Surplus – Old Garden River Road – 31505-0073**

Mayor M. Shoemaker declared a conflict on this item. (Purchaser is a client of law firm with respect to this matter.

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

The relevant By-law 2026-98 is 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**

**8.4 Public Works and Engineering Services**

**8.5 Fire Services**

**8.6 Legal**

**8.7 Planning**

**8.8 Boards and Committees**

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

**9.1 Pim/Church Streets**

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor S. Spina

Whereas on March 23, 2026 Council received a report on Church Street traffic flow setting out the timeline for reconstruction of Church Street as a one-way street, with consideration of moving to a two-way street to be considered when Pim Street was reconstructed; and

Whereas the traffic flow of Pim and Church Streets are “twinning” one-way streets which meet at an angle just south of Ontario Avenue; and

Whereas it would be prudent to review the entirety of the flow of traffic in the area before any major capital reconstructions are completed;

Now Therefore Be It Resolved that an Environmental Assessment for traffic flow, including a review of the one-way traffic flow between Queen Street and Ontario Avenue on both Pim Street and Church Street, and the intersections of Wellington/Pim and Wellington/Church and others be undertaken before any capital improvements are done to any of the listed streets.

|                             | <b>For</b> | <b>Against</b> | <b>Conflict</b> | <b>Absent</b> |
|-----------------------------|------------|----------------|-----------------|---------------|
| 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          |                |                 |               |
| <b>Results</b>              | <b>9</b>   | <b>1</b>       | <b>0</b>        | <b>1</b>      |
| <b>Carried</b>              |            |                |                 |               |

## 9.2 Sault Community Theatre Centre

Representatives of the Mayor's Youth Advisory Committee were present to provide comment (Riley Korschin and Aathira Manikantan).

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor C. Gardi

Whereas the Sault Community Theatre Centre (SCTC) is a not-for-profit corporation established in 1990 and operates a multi-use theatre space in partnership with the Algoma District School Board at the White Pines location; and

Whereas the mission of the SCTC is to provide an inclusive multi-purpose facility where the performing arts thrive and culturally diverse events are celebrated; and

Whereas over 20 local groups from dance, theatre, environmental, and sport are community use partners, growing the diversity and impact of the theatre locally and regionally; and

Whereas the SCTC has undertaken a thorough examination of the operations and needs and has undertaken a five-year strategic plan; and

Whereas other municipalities support local theatre community spaces, such as the Capital Centre in North Bay,

Now Therefore Be It Resolved that staff, in collaboration with the Cultural Advisory Committee, do a scan of comparable communities and the financial support that municipalities provide to support such theatre centres.

|                             | <b>For</b> | <b>Against</b> | <b>Conflict</b> | <b>Absent</b> |
|-----------------------------|------------|----------------|-----------------|---------------|
| 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          |                |                 |               |
| <b>Results</b>              | <b>10</b>  | <b>0</b>       | <b>0</b>        | <b>1</b>      |
| <b>Carried</b>              |            |                |                 |               |

**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 May 25, 2026 save and except By-laws 2026-90 and 2026-98 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 2026-73 (Lease) Sault Ste. Marie Innovation Centre**

Moved by: Councillor S. Kinach

Seconded by: Councillor R. Zagordo

Resolved that By-law 2026-73 being a by-law to authorize the execution of the Agreement between the City and Sault Ste. Marie Innovation Centre for the lease of a portion of space on the 6<sup>th</sup> floor of the Ronald A. Irwin Civic Centre located at 99 Foster Drive, Sault Ste. Marie be passed in open Council this 25th day of May, 2026.

**Carried**

**12.1.2 By-law 2026-83 (Part Lot Control) Fox Run Subdivision Phase I**

Moved by: Councillor S. Kinach

Seconded by: Councillor R. Zagordo

Resolved that By-Law 2026-83 being a by-law to further amend By-law 2013-95 to extend the time period specified for the expiration of the by-law as provided in Section 4 of By-law 2013-95 so as to continue to designate Lots 1 to 24 inclusive, Plan 1M589 in the Fox Run Subdivision, Phase I, Sault Ste. Marie as an area not subject to part lot control be passed in open Council this 25th day of May, 2026.

**Carried**

**12.1.3 By-law 2026-84 (Appointment) Sault Area Hospital Enforcement Officers**

Moved by: Councillor S. Kinach

Seconded by: Councillor R. Zagordo

Resolved that By-law 2026-84 being a by-law to amend By-law 2022-58 being a by-law that sets out the enforcement responsibilities and the appointment of Sault Area Hospital Enforcement Officers be passed in open Council this 25th day of May, 2026.

**Carried**

**12.1.4 By-law 2026-85 (Regulations Noise and Firearms) Ermatinger Clergue Exemption**

Moved by: Councillor S. Kinach

Seconded by: Councillor R. Zagordo

Resolved that By-law 2026-85 being a by-law to exempt the Ermatinger Clergue National Historic Site from By-law 2008-168, being a firearms by-law to prohibit the discharge of firearms in the municipality, and from By-law 80-200, being a by-law respecting noises in the City of Sault Ste. Marie, be passed in open Council this 25th day of May, 2026.

**Carried**

**12.1.5 By-law 2026-86 (Regulations Noise) 2026 Summer Events Exemption**

Moved by: Councillor S. Kinach

Seconded by: Councillor R. Zagordo

Resolved that By-law 2026-86 being a by-law to exempt the 2026 Summer Events occurring in the downtown core between July 16, 2026 and December 31, 2026, from the Noise Control By-law 80-200 be passed in open Council this 25th day of May, 2026.

**Carried**

**12.1.6 By-law 2026-87 (Agreement) Kal Tire Grant Agreement Kiwanis Park**

Moved by: Councillor S. Kinach

Seconded by: Councillor R. Zagordo

Resolved that By-law 2026-87 being a by-law to authorize the execution of the Fund Agreement between the City and Kal Tire Ltd. to support rubber surfacing at Kiwanis Park be passed in open Council this 25th day of May, 2026.

**Carried**

**12.1.7 By-law 2026-88 (Street Assumption)**

Moved by: Councillor S. Kinach

Seconded by: Councillor R. Zagordo

Resolved that By-law 2026-88 being a by-law to assume for public use and establish as a public street that portion of Second Line West described as PART PIN 31587-0289 (LT) PART 13 REGISTERED PLAN NO. 7602 BEING PART OF LANE PLAN 1R-10783; CITY OF SAULT STE. MARIE, Sault Ste. Marie Park Subdivision be passed in open Council this 25th day of May, 2026.

**Carried**

**12.1.8 By-law 2026-89 (Agreement) Canadian Mental Health Association Algoma First Amending (Emergency Treatment Fund)**

Moved by: Councillor S. Kinach

Seconded by: Councillor R. Zagordo

Resolved that By-law 2026-89 being a by-law to authorize the execution of the First Amending Agreement between the City and Canadian Mental Health Association Algoma for the Emergency Treatment Fund Agreement amendments be passed in open Council this 25th day of May, 2026.

**Carried**

**12.1.10 By-law 2026-91 (Delegation) Delegated Authority for Municipal Construction**

Moved by: Councillor S. Kinach

Seconded by: Councillor R. Zagordo

Resolved that By-Law 2026-91 being a by-law to authorize the Deputy CAO of Public Works and Engineering Services, or their designate, to grant exemptions to the Corporation of the City of Sault Ste. Marie Noise By-Law 80-200 with respect to City-authorized construction within a municipal right of way be passed in open Council this 25th day of May, 2026.

**Carried**

**12.1.11 By-law 2026-92 (Agreement) Strathclair Ballpark Lighting Upgrades**

Moved by: Councillor S. Kinach

Seconded by: Councillor R. Zagordo

Resolved that By-law 2026-92 being a by-law to authorize the execution of the Agreement between the City and TYB Enterprises Inc. for supply and installation of Strathclair Ballpark Lighting Upgrades on Field "E" and Parking Lot #2 be passed in open Council this 25th day of May, 2026.

**Carried**

**12.1.12 By-law 2026-93 (Agreement) Solar LED Lighting at Strathclair Dog Park and Soccer Fields Parking Lots**

Moved by: Councillor S. Kinach

Seconded by: Councillor R. Zagordo

Resolved that By-law 2026-93 being a by-law to authorize the execution of the Agreement between the City and TYB Enterprises Inc. for supply and installation of Solar LED Lighting at Strathclair dog park and soccer fields parking lots be passed in open Council this 25th day of May, 2026.

**Carried**

**12.1.13 By-law 2026-94 (Engineering) East End Wastewater Treatment Plant Settlement Mitigation (2026-7E)**

Moved by: Councillor S. Kinach

Seconded by: Councillor R. Zagordo

Resolved that By-law 2026-94 being a by-law to authorize the execution of the Contract between the City and Industra Construction Corporation for the East End Wastewater Treatment Plant (EEWWTP) Settlement Mitigation project (Contract 2026-7E) be passed in open Council this 25th day of May, 2026.

**Carried**

**12.1.14 By-law 2026-95 (Engineering) Central Street Aqueduct Repairs (2026-4E)**

Moved by: Councillor S. Kinach

Seconded by: Councillor R. Zagordo

Resolved that By-Law 2026-95 being a by-law to authorize the execution of the Contract between the City and Trimount Construction Group Inc. for the Central Street Aqueduct Repairs (Contract 2026-4E) be passed in open Council this 25th day of May, 2026.

**Carried**

**12.1.15 By-law 2026-96 (Engineering) Sanitary Sewer Repair Second Line West (2026-9E)**

Moved by: Councillor S. Kinach

Seconded by: Councillor R. Zagordo

Resolved that By-law 2026-96 being a by-law to authorize the execution of the Contract between the City and Trimount Construction Group Inc. for the repairs to the sanitary sewer on Second Line West between Borden Avenue and Laurier Avenue (Contract 2026-9E) be passed in open Council this 25th day of May, 2026.

**Carried**

**12.1.16 By-law 2026-97 (Property Acquisition) Part Malabar Drive PIN 31530-0163 (The Trustees of the United Baptist Church of Sault Ste. Marie)**

Moved by: Councillor S. Kinach

Seconded by: Councillor R. Zagordo

Resolved that By-law 2026-97 being a by-law to authorize the acquisition of property described as PIN 31508-0183 (LT) PT EUCLID AV PL 589 ST. MARY'S AKA MALABAR DR AS IN T92502 (FIFTHLY); SAULT STE. MARIE abutting civic 41 Malabar Drive (The Trustees of the United Baptist Church of Sault Ste. Marie) be passed in open Council this 25th day of May, 2026.

**Carried**

**12.1.9 By-law 2026-90 (Agreement) SSMDSSAB and SSM Housing Corporation First Amending (Emergency Transfer Fund)**

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

Moved by: Councillor S. Kinach

Seconded by: Councillor R. Zagordo

Resolved that By-law 2026-90 being a by-law to authorize the execution of the First Amending Agreement between the City and Sault Ste. Marie District Social Services Administration Board and Sault Ste. Marie Housing Corporation for the Emergency Treatment Fund Agreement amendments be passed in open Council this 25th day of May, 2026.

|                             | <b>For</b> | <b>Against</b> | <b>Conflict</b> | <b>Absent</b> |
|-----------------------------|------------|----------------|-----------------|---------------|
| 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          |                |                 |               |
| <b>Results</b>              | <b>9</b>   | <b>0</b>       | <b>1</b>        | <b>1</b>      |

**Carried**

**12.1.17 By-law 2026-98 (Property Sale) Old Garden River Road PIN 31505-0073 (Trudy Rocchetta)**

Mayor M. Shoemaker declared a conflict on this item. (Purchaser is a client of law firm with respect to this matter.)

Acting Mayor L. Vezeau-Allen assumed the Chair.

Moved by: Councillor S. Kinach

Seconded by: Councillor R. Zagordo

Resolved that By-law 2026-98 being a by-law to declare the City owned property legally described as in PIN 31505-0073 (LT) PCL 7-1 SEC 1M486; BLK 7 PL 1M486 TARENTORUS; SAULT STE. MARIE as surplus to the City's needs and to authorize the disposition of the said property to Trudy Rocchetta or as otherwise directed be passed in open Council this 25th day of May, 2026.

|                             | <b>For</b> | <b>Against</b> | <b>Conflict</b> | <b>Absent</b> |
|-----------------------------|------------|----------------|-----------------|---------------|
| 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        |          |          |          |
| <b>Results</b>             | <b>8</b> | <b>0</b> | <b>1</b> | <b>2</b> |
| <b>Carried</b>             |          |          |          |          |

**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 proposed acquisition of land;
- four items concerning proposed disposition of lands; and
- two items concerning a plan to be applied to negotiations to be carried out on behalf of the municipality

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 (k) a position, plan, procedure, criteria, or instruction to be applied to any negotiations carried on or to be carried on or behalf of the municipality or local board*

**Carried**

**15. Adjournment**

Moved by: Councillor S. Kinach

Seconded by: Councillor R. Zagordo

Resolved that this Council now adjou

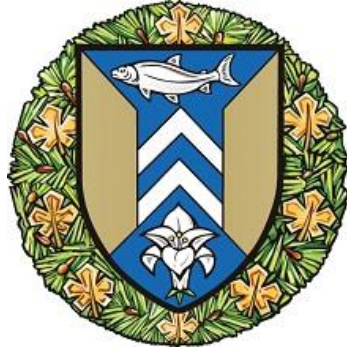
**Carried**

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Mayor

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City Clerk



**The Corporation of the City of Sault Ste. Marie**  
**Special Meeting of City Council**  
**Minutes**

Monday, June 15, 2026

5:00 pm

Council Chambers and Video Conference

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

Sault Ste. Marie Michigan Mayor Gerrie, Commissioners Bauer, Bosbous-Roth, Habusta and Talentino

**Absent:** Councillor S. Hollingsworth, Councillor A. Caputo, Councillor C. Gardi

**Officials:** T. Vair, R. Tyczinski, S. Hamilton Beach, B. Lamming, J. King, N. Thibault, F. Coccimiglio, T. Anderson, M. Zuppa, T. Vecchio

Sault Ste. Marie Michigan staff: Robin Troyer, Interim City Manager, Kelly Freeman, Community Development Director, Ed Miller, Fire Chief, Dave Boyle, City Engineer, Tyler Perron, Public Service Director, Kali Perron, Finance Director

- 
- 1. Land Acknowledgement**
  - 2. Sault Ste. Marie Michigan Commission – Pledge of Allegiance**
  - 3. Declaration of Pecuniary Interest**

**4. Approve Agenda as Presented**

Moved By Councillor S. Spina

Seconded By Councillor M. Scott

That the Agenda for the June 15, 2026 Special Joint City Council Meeting with Sault Ste. Marie Michigan as presented be approved.

**Carried**

**5. Opening Comments**

**5.1 Mayor Matthew Shoemaker – Welcome and Introduction of City Council**

**5.2 CAO Tom Vair – Introduction of Staff**

**5.3 Mayor Don Gerrie – Introduction of City Commission**

**5.4 Interim City Manager Robin Troyer – Introduction of Staff**

**6. Sault Ste. Marie Michigan Project Update**

**6.1 Headwaters North SmartZone**

Nikki Storey, Chief Executive Officer was in attendance.

**6.2 Soo Locks Project Update**

Rachel Miller, P.E., Supervisory Civil Engineer and Contracting Officer's Representative, U.S. Army Corps of Engineers and Austin Dernberger, Project Director, Kokosing Alberici Traylor (KAT) were in attendance.

**6.3 Sault Ste. Marie Michigan Convention and Visitors Bureau Update**

Linda Hoath, Executive Director

**7. Sault Ste. Marie Ontario Project Update.**

**7.1 Port of Sault Ste. Marie Project**

B. Lamming, Deputy CAO, Community Development and Enterprise Services provided an update

**7.2 Waterfront Development**

T. Anderson, Director of Tourism and Community Development provided an update.

**8. Municipally Significant Event – Giovanni's Italian Festival 2026**

Moved By Councillor S. Spina

Seconded By Councillor M. Scott

Resolved that the report of the City Clerk dated June 15, 2026 concerning Municipally Significant Event – Giovanni’s Italian Festival 2026 be received and that Council designate the event as municipally significant.

**Carried**

**9. Association of Municipalities of Ontario Board Nomination**

Moved By Councillor S. Spina

Seconded By Councillor M. Scott

Be It Resolved that Sault Ste. Marie Ontario City Council nominates Councillor Luke Dufour for the position of Municipal Elected Official for the Large Urban Caucus on the Association of Municipalities of Ontario Board of Directors for the 2026–2028 term.

**Carried**

**10. Adjournment**

Moved By Councillor S. Spina

Seconded By Councillor M. Scott

That this Council shall now adjourn.

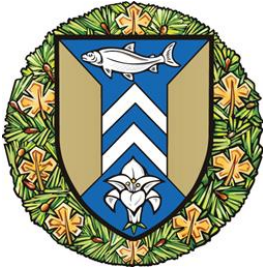
**Carried**

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Mayor

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City Clerk



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

**COUNCIL REPORT**

June 22, 2026

TO: Mayor Matthew Shoemaker and Members of City Council

AUTHOR: Tom Vair, CAO

DEPARTMENT: Chief Administrative Officer

RE: Dolly Parton's Imagination Library Sault Ste. Marie  
Expansion

---

**Purpose**

The purpose of this report is to update Council on the status of the City's Dolly Parton's Imagination Library program and its potential expansion.

**Background**

The City is a Local Program Partner (LPP) with Dolly Parton's Imagination Library (DPIL), managing a book delivery program for children from birth to age five who live within the city limits. The goal of the program is to ensure that more children have access to high-quality books at home, helping them build early literacy skills to facilitate future success in school.

One age-appropriate book is delivered to the registered child's home each month, free of charge. The LPP pays \$3.85 per child per month towards wholesale books and mailing costs, while the Dollywood Foundation of Canada covers all overhead and administrative expenses. The books are selected by a committee comprised of early childhood literacy experts that feature Canadian authors and illustrators, including Indigenous creators, with themes and subjects that appeal to Canadian readers.

Staff have received positive feedback by email and on the City's social media accounts regarding the local program and the quality of books delivered to the children.

The City was recently contacted by Jeanne Smitiuch, Senior Regional Director, Canada, for the Dollywood Foundation of Canada (Foundation), regarding an opportunity to expand the local DPIL. The expansion would take place over a three-year period. Eligible LPPs will receive 75% of the book and mailing costs covered in years one and two, and 50% of the costs in year three, by a trust grant. To participate in the opportunity and receive the funding, LPPs are asked to commit to year-over-year enrollment growth, develop and maintain a sustainability

plan, strengthen local partnerships, actively promote the program, and provide regular reporting on enrollment, outreach, and funding progress. The City has signed the agreement to receive this funding and will collaborate with organizations and community donors to enable the ongoing operation of this beneficial program.

### **Analysis**

The local program was launched in June 2024. There are 475 children currently enrolled in the City's DPIL, and an additional 123 children have graduated. This represents 16% of children who are eligible to participate in the program.

The cost to maintain the program at the existing level is approximately \$1,850 a month. The City provides \$10,000 annually to support the program, with the balance generously donated by local service clubs and private donations including:

- Kiwanis Club of Sault Ste. Marie – \$6,000
- Rotary Club of Sault Ste. Marie – \$10,000
- Zonta Club of Sault Ste. Marie – \$2,000
- St. Mary's Student Council – \$1,000

In November 2024, the online portal was opened to the public, and a message was posted on the City's social media accounts advising residents to register for the program through the portal. Over 130 applications were received in 24 hours, indicating strong interest in the DPIL. Given the high demand and limited funding, it was decided to limit the application process to mail and email registrations. This approach has kept the program manageable, ensuring the continued provision of books for the children currently enrolled in the DPIL.

To receive funding from the trust grant, enrollment is expected to grow to 50-65% of eligible children. According to Statistics Canada, there are 3,040 children under the age of 5 living in Sault Ste. Marie, equating to 1,520 to 1,976 participants.

Staff are confident that opening the online registration portal, combined with a social media campaign, will enable the expansion target to be reached.

The City does not have the staff available to dedicate the time needed to successfully run an annual fundraising campaign to keep the program fully funded. Staff are currently seeking community partners to take the lead on fundraising initiatives to help ensure the books continue to be delivered to children enrolled in the program.

Councillor Caputo and staff spoke with representatives of the Kiwanis Club, the Rotary Club, and the Zonta Club to see if their memberships would be interested in partnering with the City to fundraise for the program. The representatives will discuss the opportunity with their members and advise staff of any commitment to fundraise. Outreach to other potential partners will continue.

Staff concerns have been communicated to the Foundation. If fundraising efforts do not produce sufficient results, the program may have to be scaled back. Foundation representatives have committed to working with staff to develop a strategy to help ensure the expansion's success.

### **Financial Implications**

The trust grant will cover 75% of book and mailing costs in years one and two, and 50% in year three of the expansion, to reduce short-term financial pressure while a sustainability plan is developed and implemented to transition to fully locally funded operations.

The table below outlines the cost to expand the program to 65% of eligible participants and the City's operating costs from year one, with 75% of those costs covered through year four, with no trust funding provided.

|                                 | Year 1   | Year 2   | Year 3   | Year 4   |
|---------------------------------|----------|----------|----------|----------|
| Total Cost to LPP               | \$10,762 | \$18,609 | \$45,646 | \$91,291 |
| Number of Children Served       | 1,277    | 1,946    | 1,976    | 1,976    |
| Number of Books Mailed per Year | 11,182   | 19,334   | 23,712   | 23,712   |

### **Strategic Plan / Policy Impact / Climate Impact**

This project aligns with the Corporate Strategic Plan 2024-2027:

- Focus Area 1: Community Development – Social Equity with high-level goals to support equitable access and opportunities for everyone; and
- Focus Area 4: Service Delivery – Community Partnerships with high-level goals to build collaborative relationships to enhance service delivery options.

There is no climate impact associated with this program.

### **Recommendation**

It is therefore recommended that Council take the following action:

Resolved that the report of the CAO dated June 22, 2026 concerning Dolly Parton's Imagination Library Sault Ste. Marie Expansion be received as information.

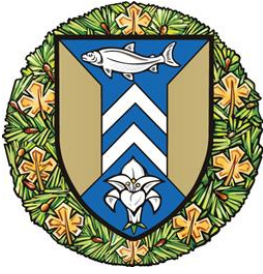
Respectfully submitted,

Tom Vair

CAO

705.759.5347

[cao.vair@cityssm.on.ca](mailto:cao.vair@cityssm.on.ca)



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

**COUNCIL REPORT**

June 22, 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: New Housing Community Improvement Plan Reserve

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**Purpose**

The purpose of this report is to seek approval for a new reserve that will be utilized for funding the Housing Community Improvement Plan (CIP).

**Background**

The Reserves and Reserve Fund Policy provides that the Chief Financial Officer and Treasurer will review and approve requests for new reserves and reserve funds and provide a recommendation to Council.

**Analysis**

On September 2, 2025, City Council approved the Access to Land Program, which is a component of the Sault Ste. Marie Housing Action Plan (HAP) 2023-2028. The HAP includes strategies and actions to increase housing supply and achieve the provincially assigned housing target. The Access to Land Program is intended to accelerate the divestment of municipal lands and prioritize their development for housing.

Revenue generated from selling surplus lands is typically allocated to the Property Purchase reserve fund for future use, but reallocating those funds can also facilitate further funding of the Housing Community Improvement Plan (CIP). Staff is recommending approval of a new Housing CIP Reserve to which the net proceeds from the Access to Land Program are directed. Grants received to support the City's HAP will be used before accessing the new reserve.

The details of the new reserve are as follows:

Purpose: to fund the Housing Community Improvement Plan (CIP)

Funding Source: net proceeds from the Access to Land Program

Maximum Funding Level: \$1 million

The Director of Planning, or their delegate, currently has signing authority to execute CIP housing Incentives if the total calculated incentive is no more than \$2

million. The Director of Planning will have the authority to access the reserve as required to enter into these agreements. The use of the reserve will be reported with the HAP and CIP updates to Council.

**Financial Implications**

The approval of a new reserve will help provide continued funding for the Housing CIP. Re-allocating property net sales from the Property Purchase reserve fund will ensure ongoing funding to achieve the objectives of the CIP.

**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 June 22, 2026 concerning New Housing Community Improvement Plan Reserve be received and that the Director of Planning be provided approval to access the reserve as required to fund the Housing Community Improvement Plan CIP agreements.

Respectfully submitted,

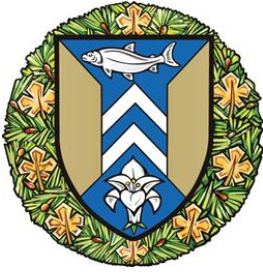
Shelley J. Schell, CPA, CA

Chief Financial

Officer/Treasurer

705.759.5355

[s.schell@cityssm.on.ca](mailto:s.schell@cityssm.on.ca)



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

**COUNCIL REPORT**

June 22, 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 May 22, 2026 and June 3, 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 is \$787,290 including non-rebatable HST.

This request can be accommodated within the approved 2026 Capital funding allocations for Public Works capital equipment and sanitary sewer surcharge accounts.

**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 June 22, 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:

Tenders for Equipment Purchase – Public Works

June 22, 2026

Page 2.

|                                          |                               |           |
|------------------------------------------|-------------------------------|-----------|
| One detachable loader mounted snowblower | Commercial Truck Equip. Corp. | \$305,000 |
| One platform lift truck                  | Allan Fyfe Equipment Ltd.     | \$337,590 |
| One float trailer (sanitary)             | All North Truck Centre        | \$131,083 |

for a total amount of \$773,673.00, plus HST be approved.

Respectfully submitted,

Karen Marlow  
Manager of Purchasing  
705.759.5298  
[k.marlow@cityssm.on.ca](mailto:k.marlow@cityssm.on.ca)

SUMMARY OF TENDERS  
ONE (1) DETACHABLE LOADER MOUNTED SNOWBLOWER

| <u>Firm</u>                                    | <u>Make &amp; Model</u> | <u>Delivery</u> | <u>Warranty</u>    | <u>Total Tendered Price</u><br><u>(HST extra)</u> | <u>Remarks</u>               |
|------------------------------------------------|-------------------------|-----------------|--------------------|---------------------------------------------------|------------------------------|
| Colvoy Enterprises 2012 Ltd.<br>Tilsonburg, ON | 2027 SnoGo PB3000H      | 130 w/days      | 2 years/2000 Hours | \$383,467.00                                      | Does not meet specifications |
| Commercial Truck Equipment Corp.<br>Ayr, ON    | 2026 Larue D60          | 140 w/days      | 1 year/2000 Hours  | \$305,000.00                                      | Meets Specifications         |
| Cubex Ltd.<br>Brantford, ON                    | 2026 VOHL VL 350        | 120 w/days      | 1 year/2000 Hours  | \$314,843.99                                      | Does not meet specifications |
| TechniQuip Equipment Inc.<br>Menesing, ON      | 2026 VOHL VL 350        | 120 w/days      | 1 year/2000 Hours  | \$302,942.76                                      | Does not meet specifications |

Note: The low tendered price, meeting specifications, is boxed above.

The total cost to the City will be \$310,368.00 including the non-rebatable portion of the HST

It is my recommendation that the tendered prices, submitted by Commercial Truck Equipment Corp., be accepted.

Karen Marlow  
Manager of Purchasing

FINANCE DEPARTMENT  
PURCHASING DIVISION

Received: June 2, 2026  
File: 2026PWE-PWT-27-T

SUMMARY OF TENDERS  
ONE (1) PLATFORM LIFT TRUCK

| <u>Firm</u>                              | <u>Make &amp; Model</u>                                | <u>Delivery</u> | <u>Warranty</u>                      | <u>Total Tendered Price</u><br><u>(HST extra)</u> | <u>Remarks</u>       |
|------------------------------------------|--------------------------------------------------------|-----------------|--------------------------------------|---------------------------------------------------|----------------------|
| Allan Fyfe Equipment Ltd.<br>Vaughan, ON | 2027 Ford F550<br>2026 Stamm SLT 29<br>2026 Fibre Body | 220-260 w/days  | Bumper to Bumper 3 year/36,000 Miles | \$337,590.00                                      | Meets Specifications |

Note: The low tendered price, meeting specifications, is boxed above.

Although only one bid was received, it is deemed fair and equitable

The total cost to the City will be \$343,532 including the non-rebatable portion of the HST

It is my recommendation that the tendered price, submitted by Allan Fyfe Equipment Ltd., be accepted.

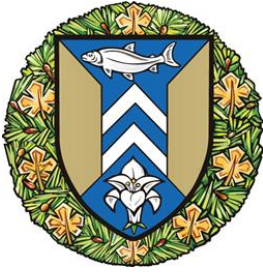
Karen Marlow  
Manager of Purchasing

SUMMARY OF TENDERS  
ONE (1) 35,000 KG GVW FLOAT TRAILER

| <u>Firm</u>                                                             | <u>Make &amp; Model</u>      | <u>Delivery</u>    | <u>Warranty</u>                                                                            | <u>Total Tendered Price<br/>after Trade-In<br/>(HST extra)</u> | <u>Accessories</u> | <u>Total Tendered Price<br/>Including Accessories<br/>(HST extra)</u> | <u>Remarks</u>               |
|-------------------------------------------------------------------------|------------------------------|--------------------|--------------------------------------------------------------------------------------------|----------------------------------------------------------------|--------------------|-----------------------------------------------------------------------|------------------------------|
| 1168170 Ontario Ltd. O/A All North Truck Centre<br>Sault Ste. Marie, On | 2027 JC Trailer<br>35THGD    | Mid-August<br>2026 | 1st year 100% Parts & Labour<br>2nd Year 50% Parts & Labour<br>3rd - 5th Years - 50% Parts | \$123,943.00                                                   | \$7,140.00         | \$131,083.00                                                          | Meets Specifications         |
| 9233067 Canada Inc (ON) O/A Insta-Miv Div Ontario<br>Bolton, ON         | 2026 Kaufman<br>30Ton Deluxe | 8 weeks            | 1 year                                                                                     | \$101,000.00                                                   | Included           | \$101,000.00                                                          | Does not meet specifications |

Note: The low tendered price, meeting specifications, is boxed above.  
The total cost to the City will be \$133,390 including the non-rebatable portion of the HST  
It is my recommendation that the tendered prices plus accessories, submitted by All North Truck Centre, be accepted.

Karen Marlow  
Manager of Purchasing



The Corporation of the  
City of Sault Ste. Marie

## COUNCIL REPORT

June 22, 2026

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Karen Marlow, Manager of Purchasing  
DEPARTMENT: Corporate Services  
RE: Tender for Seasonal Rental of Four Loader/Backhoes

---

### Purpose

The purpose of this report is to obtain Council approval to award for the seasonal rental of four Loader/Backhoes for a three-year term commencing April 2027 with option to extend for two additional years by mutual agreement, as required by Public Works to support operations during 26 week summer construction season April through October.

### Background

The tender was publicly advertised and notification provided to all firms on the bidders list. Opening of the tenders took place after closing on May 27, 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 pricing, meeting specifications has been indicated on the attached summary.

### Financial Implications

Toromont Industries Ltd. quoted a weekly rental rate per machine of \$1,562.50 plus HST, a total of \$165,360.00 annually for all four units including the non-rebatable portion of the HST.

This amount will be applied within PWT's Hourly Equipment Rentals account, with a budgetary operating increase starting in 2027.

### 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 June 22, 2026 concerning the seasonal rental of four Loader/Backhoes as required by Public Works be received, and that the rental be awarded to Toromont Industries Ltd. at their weekly rate of \$1,562.50 plus HST per machine, for the three-year term

Tender for Seasonal Rental of Four Loader/Backhoes

June 22, 2026

Page 2.

commencing April 30, 2027, with an option to extend for two (2) additional years by mutual consent.

Respectfully submitted,

Karen Marlow

Manager of Purchasing

705.759.5298

[k.marlow@cityssm.on.ca](mailto:k.marlow@cityssm.on.ca)

FINANCE DEPARTMENT  
PURCHASING DIVISION

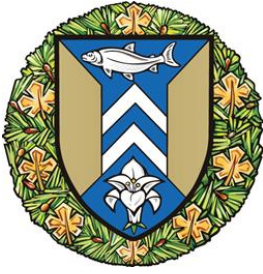
Received: May 27, 2026  
File: 2026PWE-PWT-22-T

SUMMARY OF TENDERS  
SEASONAL RENTAL OF FOUR (4) LOADER/BACKHOES

| <u>Firm</u>                             | <u>Unit #</u> | <u>Manufacturer &amp;<br/>Model #</u> | <u>Rear Bucket<br/>Size</u> | <u>Net Unit Price<br/>Per Week/Unit<br/>(HST extra)</u> | <u>Hourly Rate<br/>Over 720 Hrs<br/>Per Unit</u> | <u>Total Net Cost<br/>4 Units-26 Wk Season<br/>(HST extra)</u> | <u>Remarks</u>       |
|-----------------------------------------|---------------|---------------------------------------|-----------------------------|---------------------------------------------------------|--------------------------------------------------|----------------------------------------------------------------|----------------------|
| Brandt Tractor Ltd.<br>Regina, SK       | 1             | 2027 John Deere 710 P-Tier            | 30"                         | \$2,615.00                                              | \$59.00<br>plus HST                              | \$271,960.00                                                   | Meets Specifications |
|                                         | 2             | same                                  | 30"                         | \$2,615.00                                              |                                                  |                                                                |                      |
|                                         | 3             | same                                  | 24"                         | \$2,615.00                                              |                                                  |                                                                |                      |
|                                         | 4             | same                                  | 24"                         | \$2,615.00                                              |                                                  |                                                                |                      |
| Toromont Industries Ltd.<br>Concord, ON | 1             | 2027 Caterpillar 440-07               | 30"                         | \$1,562.50                                              | \$14.50<br>plus HST                              | \$162,500.00                                                   | Meets Specifications |
|                                         | 2             | same                                  | 30"                         | \$1,562.50                                              |                                                  |                                                                |                      |
|                                         | 3             | same                                  | 24"                         | \$1,562.50                                              |                                                  |                                                                |                      |
|                                         | 4             | same                                  | 24"                         | \$1,562.50                                              |                                                  |                                                                |                      |

Note: The low tendered prices, meeting specifications, are boxed above.  
It is my recommendation that the low tendered prices, meeting specifications, submitted by Toromont Industries Ltd., be accepted.  
The Total Cost to the City for 4 Units for each 26 week Season will be \$165,360.00 including the non-rebatable portion of the HST.

Karen Marlow  
Manager of Purchasing



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

**COUNCIL REPORT**

June 22, 2026

TO: Mayor Matthew Shoemaler and Members of City Council  
AUTHOR: Karen Marlow, Manager of Purchasing  
DEPARTMENT: Corporate Services  
RE: Third Party Cost Recovery Services – Fire Services

---

**Purpose**

The purpose of this report is to obtain Council approval to award the provision of Third Party Cost Recovery Services of insured perils for a term of three (3) years commencing July 1, 2026, with the option to extend for two (2) additional years by mutual agreement, as required by Fire Services Department.

**Background**

A Request for Proposal was publicly advertised and notification provided to firms on the bidders list. Proposals were required to be submitted for consideration no later than 4:00 p.m. on May 11, 2026.

**Analysis**

Proposals from two proponents were received prior to the closing date:

Fire Marque Inc., Thorton, ON

Partners in Credit Inc., Thornhill, ON

The proposals received have been reviewed and evaluated by a committee comprised of staff from Fire Services.

It is the concensus of the Evaluation Committee the proponent scoring the highest in the evaluation process is Fire Marque Inc. Fire Marque is the incumbent provider of the requested services, and Fire Services is extremely satisfied with the quality of service and results that have been maintained.

**Financial Implications**

Fire Marque Inc., will retain a thirty percent Agency Fee to be deducted from the Cost Recovery Proceeds obtained. If no funds are recovered, there is no compensation paid for services.

Annual cost recovery amounts will vary. Historically net recoveries (after agency fees) have ranged between \$26,000 – \$78,000 annually. Recovered funds are transferred to the Fire reserve at year end and can be used to support various requirements which may include training, capital purchases (vehicles, apparatus and equipment), as well as purchase of materials and equipment for fire inspection, prevention and public education programs.

**Strategic Plan / Policy Impact**

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

**Recommendation**

The relevant By-law 2026-110 is listed under item 12 of the Agenda and will be read with all by-laws under that item.

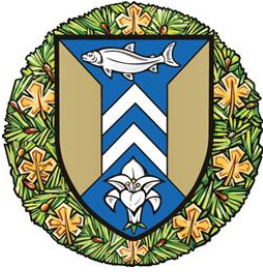
Respectfully submitted,

Karen Marlow

Manager of Purchasing

705-759-5298

[k.marlow@cityssm.on.ca](mailto:k.marlow@cityssm.on.ca)



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

**COUNCIL REPORT**

June 22, 2026

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Karen Marlow, Manager of Purchasing  
DEPARTMENT: Corporate Services  
RE: Municipal Public Engagement Solution

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**Purpose**

The purpose of this report is to obtain Council approval to award for purchase and licencing of a public engagement solution portal for a term of three years, with the option to extend up to an additional five one-year periods by mutual agreement, as requested by the Planning Division and Corporate Communications.

**Background**

The public engagement solution will be used to assist in public education, outreach, engagement, and the collection of feedback on various city initiatives,

A proposal was publicly advertised and notification provided to firms on the bidders list. Proposals were required to be submitted for consideration no later than 4 p.m. on March 25, 2026.

**Analysis**

Proposals from ten proponents were received prior to closing deadline:

Zencity Technologies Ca Ltd, Vancouver BC  
1001020746 Ontario Inc., Brantford ON (operating as Civial Inc)  
Thornley Fallis Communications Inc., Ottawa ON  
Peel Solutions & Technologies, Montreal QC  
Village Media, Sault Ste. Marie, ON  
Speridian Technologies Canada Inc., Toronto, ON  
Granicus, Ottawa, ON  
Governance Sciences Group, Inc., Incline Village, NV  
Social Pinpoint Software Inc., Vancouver BC  
ASK Communications, Edmonton, AB

The proposals were reviewed and evaluated by a committee comprised of staff from Planning Division, Corporate Communications and IT Services. It is the consensus of the evaluation committee that the proponent scoring the highest in the evaluation process is Social Pinpoint Software Inc.

**Financial Implications**

Social Pinpoint Software Inc. has proposed fees of \$48,787.50 (plus HST) for implementation and the software licensing support and maintenance for the initial three years and provided fixed annual pricing rates at an additional \$95,949.16 (plus HST) for the remaining five one-year optional renewals amounting to \$144,736.66 (plus HST) in total.

Funding of the solution and annual subscription costs can be accommodated from within the Public Consultation Account.

**Strategic Plan / Policy Impact / Climate Impact**

This is an operational matter not articulated in the Corporate Strategic Plan but can be linked to the Service Delivery focus area – Customer Service.

**Recommendation**

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Purchasing dated June 22, 2026 concerning Municipal Public Engagement Solution as requested by the Planning Division and Corporate Communications be received and that the p[[roject be awarded to Social Pinpoint Software Inc. at the fixed annual pricing rates quoted for a term of three years, with the option to extend up to an additional five one-year periods by mutual agreement.

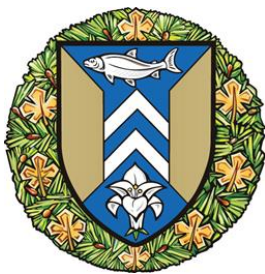
Respectfully submitted,

Karen Marlow

Manager of Purchasing

705.759.5298

[k.marlow@cityssm.on.ca](mailto:k.marlow@cityssm.on.ca)



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

**COUNCIL REPORT**

June 22, 2026

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

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**Purpose**

The purpose of this report is to obtain Council approval to award the provision of Security Services for the Transit Terminal at 160 Queen Street East for a term of three years commencing August 1, 2026, with the option to extend up to two additional years by mutual agreement, as required by Transit and Parking Division of Community Development and Enterprise Services.

**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 May 13, 2026.

**Analysis**

Proposals from eight proponents were received prior to closing date. One was disallowed as did not attend mandatory site visit.

EyeQ Security Services, Calgary, AB  
G Force Security, Mississauga, ON  
Hydra Security, Brampton, ON  
North East Regional Security Services Inc., Sault Ste. Marie, ON  
Secure Shield Security Inc., Mississauga, ON  
Security First, Cambridge, ON  
Swift Security Services Inc., Kitchener, ON

The proposals received have been reviewed and evaluated by a committee comprised of staff from Community Development and Enterprise Services department and Transit and Parking Division – CDES.

It is the consensus of the Evaluation Committee that the proponent scoring the highest in the evaluation process is North East Regional Security Services. North East Regional presently provides security services at the Transit Terminal.

**Financial Implications**

Based on the estimated requirements for the required Security Services, the costs for these services as proposed by North East Regional Security Services, will be approximately \$103,500.00 plus HST annually.

Fixed pricing rate has been provided for the initial three years of the contract, including the two additional years if extended, subject only to change from a minimum wage increase.

Sufficient funds have been budgeted within the Transit & Parking Division's operational budget.

**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 June 22, 2026 concerning Security Services for the Transit Terminal at 160 Queen Street East as required by Transit and Parking Division of Community Development and Enterprise Services be received and the contract be awarded to North East Regional Security Services at the rates quoted commencing August 1, 2026 for three years, with the option to extend up to two additional years by mutual agreement.

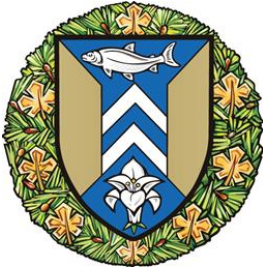
Respectfully submitted,

Karen Marlow

Manager of Purchasing

705.759.5298

[k.marlow@cityssm.on.ca](mailto:k.marlow@cityssm.on.ca)



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

**COUNCIL REPORT**

June 22, 2026

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Karen Marlow, Manager of Purchasing  
DEPARTMENT: Corporate Services  
RE: Equipment Purchase Vacuum Body Sewer Cleaning Truck

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**Purpose**

The purpose of this report is to obtain Council approval for the supply and delivery of a Vacuum Body Sewer Cleaning Truck as required by Public Works and Engineering Services.

**Background**

Public Works fleet includes Vactor equipment that has been in place for many years. City staff is familiar and confident with its reliability, operation, and maintenance.

Vactor (subsidiary of Federal Signal Corporation), is an awarded manufacturer within the Sewer Vacuum equipment program of the LAS/Canoe Procurement Group.

**Analysis**

A competitive bid process RFP#101221 Sewer Vacuum, Hydro-Excavation, and Municipal Pumping Equipment was conducted through the LAS/Canoe Procurement Group whereby Vactor is an awarded manufacturer, Contract #101221-VTR. FST Canada Inc, O/A Joe Johnson Equipment is the authorized Ontario supplier for Vactor and has permission to grant the discounts under this agreement.

Request for pricing quote was issued to Joe Johnson Equipment for one Vacuum Body Sewer Cleaning Truck with specifications meeting current PWT equipment requirements.

The pricing received for the following unit has been thoroughly evaluated and reviewed by the Manager of Building, Fleet and Skilled Trades – Public Works

|               |                                             |
|---------------|---------------------------------------------|
| Make & Model  | Vactor 2100i; 2027 Freightliner 114SD       |
| Std. Warranty | Body 1-year; Engine 2-years; Chassis 1-year |

The pricing reflects the advantages of leveraging the buying power through LAS/Canoe which includes both a 3% MSRP discount and distributor discount, valued of \$23,510.37 in total. Delivery of the equipment is November 2026.

This request is in accordance with Purchasing By-law item 28) Cooperative Purchasing, where a competitive process was conducted, and participation is in the best interest of the City.

**Financial Implications**

Joe Johnson Equipment's quoted price including discounts and trade-in value for the Vacuum Body Sewer Cleaning Truck and adding extended warranty options five-year on Engine, Engine aftertreatment and Chassis is \$857,871 including non-rebatable HST.

During the 2026 Budget deliberations Council approved the allocation of \$1,383,500 within Sanitary Sewer Surcharge account. This purchase can be accommodated within the remaining balance of 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 June 22, 2026 concerning purchase of a Vacuum Body Sewer Cleaning Truck with extended warranty as required by Public Works and Engineering Services be awarded to FST Canada Inc. O/A Joe Johnson Equipment, at the quoted amount of \$843,033.09 plus HST.

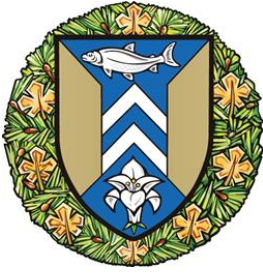
Respectfully submitted,

Karen Marlow

Manager of Purchasing

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

**COUNCIL REPORT**

June 22, 2026

TO: Mayor Matthew Shoemaker and Members of City Council

AUTHOR: Travis Anderson, Director of Tourism and Community  
Development

DEPARTMENT: Community Development and Enterprise Services

RE: Tourism Development Fund Applications – April/May 2026

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**Purpose**

The purpose of this report is to provide recommendations to Council from City staff and the Tourism Sault Ste. Marie Board of Directors for the distribution of Tourism Development Funds.

**Background**

The Tourism Development Fund (TDF) was implemented on June 1, 2021 to provide financial support to the broader tourism sector in two different streams - Festivals and Special Events, and Attractions and Product Development. The funds for both streams of the TDF are generated from a visitor accommodation fee collected from hotel night stays.

Consideration is given to support initiatives that produce positive results in at least one of the following criteria:

- Development of quality tourism products and events;
- Increase in overnight stays and visitor spending in Sault Ste. Marie;
- Enhancement of the Sault's tourism product offerings;
- Support of the city's reputation and position as a first-rate visitor destination;
- Fulfill a gap in the tourism visitor experience landscape; and
- Encourage private sector tourism investment in SSM.

Upon receipt of a TDF application, Tourism staff review it for eligibility and assessment criteria and make recommendations to the Tourism Sault Ste. Marie Board of Directors. The Tourism Sault Ste. Marie Board of Directors further evaluates the applications and makes recommendations to Council for the distribution of grant funds.

**Analysis**

Tourism Development Fund applications are permitted on an ongoing intake and are reviewed monthly at the Tourism Sault Ste. Marie Board of Directors meetings. The recipient expends the funds and claims them through the Tourism Development Fund after the event or project is completed.

At the Tourism Sault Ste. Marie Board of Directors meeting held on April 27, 2026, four applications were reviewed and approved with the following recommendations:

1. Warhammer Battle at the Bridge 40K (\$2,000)
2. Sault Ste. Marie Kennel Club Dog Show (\$4,000)
3. Sault Cycling Club XCM National Championships (\$30,000)
4. 38th Annual IBEW Baseball Tournament (\$12,000)

At the Tourism Sault Ste. Marie Board of Directors meeting held on May 26, 2026, three applications were reviewed and approved with the following recommendations:

1. Coppa Giovanni Soccer Tournament \$8,500
2. Align Yoga Festival \$5,000
3. Canadian Bushplane Heritage Centre \$300,000

#### *Warhammer Battle at the Bridge 40K*

The 40K Battle at the Bridge tournament will return to Sault Ste. Marie for its third year, continuing to build momentum as a unique and growing event within the local tourism and gaming landscape. The event is hosted at the Watertower Inn by The Games Nook, in partnership with Odd Mom Crafts.

Warhammer has a strong and dedicated following and is recognized as the most popular miniature tabletop wargame in Ontario. The tournament is structured as a team-based competition using the Warhammer 40K Abridged format. Teams of five players compete head-to-head against other teams, earning individual points that are combined into a team total. Teams are then ranked and matched against opponents of similar rank throughout the tournament. At the conclusion of the two-day event, final standings are determined, and top teams are awarded prizes.

Event organizers have demonstrated consistent growth in participation year-over-year, with new teams joining annually. Promotion through Warhammer-focused social media communities and word-of-mouth has been effective in attracting participants. With limited comparable events in Northern Ontario—previously centered in Sudbury—this tournament is well positioned to capture and grow a regional audience, further strengthening its potential as a recurring tourism draw.

#### 2026 Visitor Projections

Local Participants: 80

Ontario Visitors: 80

USA Visitors: 10

#### Economic Impact

90 out-of-town visitors x 2 days x \$175 per person per day = \$31,500

#### Recommendation

Given the limited event offerings for hobbyists and the growing local popularity of the franchise, hosting the Warhammer event presents an excellent opportunity to engage a highly passionate tabletop community. With this, the Tourism Sault Ste. Marie Board of Directors passed the following resolution: “Be it resolved that the Tourism Sault Ste. Marie Board of Directors recommend a contribution of \$2,000

through the Tourism Development Fund- Conferences and Special Events Stream to support the Warhammer 40k Battle at the Bridge - to be hosted July 18 & 19, 2026, and that a report be submitted to City Council for consideration and approval.

*Sault Ste. Marie Kennel Club Dog Show*

This year marks the 60th anniversary of this longstanding event in Sault Ste. Marie. The Sault Ste. Marie Kennel Club (SSMKC) Dog Show is a three-day annual event that attracts dog breeders, handlers, and enthusiasts from the local community, across Ontario, and beyond. Sanctioned by the Canadian Kennel Club, the event showcases excellence in purebred dogs while promoting responsible ownership, sportsmanship, and public education.

The program features conformation competitions, where dogs are evaluated against official breed standards, progressing from Best of Breed through Group placements to the awarding of Best in Show. The event also includes Rally Obedience competitions, highlighting canine responsiveness, precision, and the strong working relationship between dog and handler as they navigate a structured course. In addition, junior handling and other non-regular classes are offered, encouraging participation across a range of ages and experience levels and supporting the development of future competitors.

*Attendance Projections*

Local participants and spectators: 450

Regional participants and spectators: 48

Ontario participants and spectators: 70

Across Canada participants and spectators: 11

Participants and spectators from USA: 10

*Economic Impact*

91 out-of-town visitors x 3 days x \$175 per person per day = \$47,775

*Recommendation*

The SSM Dog Show is widely regarded as a well-organized and respected event within the dog show community. In support of this event, the Tourism Sault Ste. Marie Board of Directors passed the following resolution “Be it resolved that the Tourism Sault Ste. Marie Board of Directors recommend a contribution of \$4,000 through the Tourism Development Fund- Conferences and Special Events Stream to support the SSMKC Dog Show be hosted July 10 –12, 2026, and that a report be submitted to City Council for consideration and approval.”

*Sault Cycling Club XCM National Championships*

The 2026 Canadian Cross Country Marathon (XCM) Mountain Bike Championship will be hosted at Hiawatha Highlands in Sault Ste. Marie alongside an Ontario Cycling Association MTB Ontario Cup (OCup) event, creating a premier multi-day national mountain biking event.

The OCup is one of Ontario’s leading provincially sanctioned race series, and this marks the third consecutive year it will be hosted on the newly developed Hiawatha Highlands trail network. Building on the success of the 2024 and 2025 events, a successful bid was submitted to host a national cycling event in Sault Ste. Marie.

Hosting both the OCup and a national XCM Championship highlights the significant investment in local trail infrastructure and positions Sault Ste. Marie as a growing mountain biking destination.

The event will attract elite and amateur riders from across Ontario and Canada, bringing participants, support teams, and spectators to the region. The event weekend will include OCup short track and pump track races on Saturday September 5, 2026, followed by the XCM Championship (~90 km) and OCup cross-country races on Sunday September 6, 2026. Key partners include the Sault Cycling Club, Ontario Cycling Association, Cycling Canada, local businesses, and First Nations partners.

By hosting these events, Sault Ste. Marie continues to establish itself as a premier mountain biking destination. The OCup provides a consistent provincial platform, while the XCM Championship brings national exposure. Together, they create a sustainable model that drives tourism, supports trail development, and builds long-term recognition for the region.

#### Attendance Projections

Local: 328

Regional: 40

Ontario: 755

Canada: 177

USA: 0

#### Economic Impact

932 out of town visitors x 2 days x \$175 per person per day = \$326,200

#### Recommendation

Hosting the 2026 Canadian Cross Country Marathon (XCM) Mountain Bike Championship at Hiawatha Highlands represents a major milestone for Sault Ste. Marie, showcasing our city's newly developed trail network on a national stage. Paired together, the Ontario Cycling Association MTB Ontario Cup (OCup) race and the XCM Nationals will create a premier multi-day mountain biking event. In support of these events and the continued development/ promotion of the trail network, the Tourism Sault Ste. Marie Board of Directors passed the following resolution "Be it resolved that the Tourism Sault Ste. Marie Board of Directors recommend a contribution of \$30,000 through the Tourism Development Fund-Conferences and Special Events Stream to support the 2026 Canadian Cross Country Marathon (XCM) Mountain Bike Championships and 2026 Ontario Cup to be hosted September 5/6, 2026 and that a report be submitted to City Council for consideration and approval."

#### *38th Annual IBEW Baseball Tournament*

The 38th Annual International Brotherhood of Electrical Workers (IBEW) Softball Tournament will be hosted in Sault Ste. Marie June 19-20, marking the first time the tournament has been hosted in our city.

The tournament will bring together union members from across Ontario for a three-day sporting and networking event. The tournament is expected to host

approximately 22 teams, each consisting of 15 players, representing 11 IBEW branches from throughout the province. Total attendance is estimated at approximately 350.

Tournament play will take place from June 19–21, with teams and participants arriving on June 18. Games and on-site activities will be held at Strathclair Park, where local vendors will be providing food and beverage services throughout the event.

Additional planned activities include a reception at The Machine Shop, featuring live entertainment from local bands, and a team captains' meeting at the curling club. To support visiting teams, room blocks have been secured at five local hotels, ensuring convenient accommodations for all participants.

Previous Tourism Development Fund Support  
Not applicable

Visitor Projections

Local: 95

Regional: 50

Ontario: 365

Economic Impact

365 out of town visitors x 3 days x \$175 per person per day = \$191,625

Recommendation

Hosting this event provides meaningful destination exposure to IBEW members from across Ontario, increasing the potential for future return visits by participants and their families. A successful event may also position Sault Ste. Marie as a preferred host for future IBEW tournaments. The Tourism Sault Ste. Marie Board of Directors passed the following resolution in support of the tournament: "Be it resolved that the Tourism Sault Ste. Marie Board of Directors recommend a contribution of \$12,000 through the Tourism Development Fund- Conferences and Special Events Stream to support the 38th Annual IBEW CCO OPC Baseball Tournament to be hosted June 19-20, 2026, and that a report be submitted to City Council for consideration and approval."

*Coppa Giovanni Soccer Tournament*

The Coppa Soccer Tournament is a homegrown, annual soccer tournament hosted at Strathclair Park and is the only annual soccer tournament hosted in our community. Established in 2023, the tournament was created to bring a men's soccer tournament back to the Sault for the first time in more than 20 years.

The inaugural Coppa in 2023 featured Men's Open and Men's 35+ divisions, setting the foundation for what has quickly become a staple within the local soccer community. Building on that early success and with a focus on continued growth, the 2024 tournament expanded to include a Men's 45+ division, as well as Women's Open and Women's Fun divisions.

New for this year, the Coppa Soccer Tournament will introduce a Men's Fun Division and, for the first time, youth competition, welcoming up to 12 youth divisions for boys and girls from U8 to U13.

With its continued growth, vibrant atmosphere, and strong community roots, the Coppa Soccer Tournament remains a premier annual event that celebrates competition, sportsmanship, and a shared love of soccer.

#### Visitor Projections

Local: 1155

Provincial: 350

#### Economic Impact

350 out of town visitors x 2 days x \$175 per person/per day = \$122,500

#### Recommendation

The Coppa Soccer Tournament is a homegrown, annual event that plays a vital role in strengthening Sault Ste. Marie's sport tourism portfolio. Expanding the tournament to include youth divisions will also strengthen its long-term sustainability. Increased participation will generate additional registration revenue and enhance the event's overall scale and profile. In support of the Coppa Giovanni Soccer Tournament, the Tourism Sault Ste. Marie Board of Directors passed the following resolution: "Be it resolved that the Tourism Sault Ste. Marie Board of Directors recommend a contribution of \$8,500 through the Tourism Development Fund- Conferences and Special Events Stream to support the 4th Annual Coppa Giovanni Soccer Tournament to be hosted July 10-12, 2026, and that a report be submitted to City Council for consideration and approval."

#### *Align Yoga Festival*

The Align Yoga Festival is a new two-day wellness event happening September 11–12, 2026 at the Machine Shop. Designed as an immersive experience, the festival aims to attract regional and out-of-town visitors. The two-day event is also designed to position the Sault as a wellness tourism destination.

The weekend features over 50 activity sessions across yoga, pilates, meditation, breathwork, sound healing, self-care, mental health, and creative workshops. Programming is inclusive for beginners and experienced participants. It also includes live music, art-based experiences, and a curated vendor marketplace highlighting local and regional vendors.

The event will feature 40–50 presenters, both local and out-of-town, and will partner with businesses, tourism stakeholders, and wellness brands. Long-term, the goal is to establish the Align Yoga Festival as an annual signature event with expanded programming and increased attendance.

#### Visitor Projections

Local: 175

Regional: 112

Ontario: 62

Canada: 15

USA: 30

#### Economic Impact

107 out-of-town visitors x 2 days x \$175 per person per day = \$37,450

#### Recommendation

The Align Yoga Festival introduces a unique wellness asset to Sault Ste. Marie, modeled after proven, successful multi-day events in Ontario like City of Om (Ottawa) and Everlove (Blue Mountain). By capitalizing on the growing wellness tourism sector, this festival positions the region to capture a distinct and lucrative market share. For these reasons, the Tourism Sault Ste. Marie Board of Directors passed the following resolution “Be it resolved that the Tourism Sault Ste. Marie Board of Directors recommend a contribution of \$5,000 through the Tourism Development Fund- Conferences and Special Events Stream to support the Align Yoga Festival to be hosted September 11 and 12, 2026, and that a report be submitted to City Council for consideration and approval.”

#### *Canadian Bushplane Heritage Centre – Future Impact Project*

The Future Impact Project is a critical capital initiative designed to modernize the CBHC facility and ensure long-term operational sustainability. The project focuses on repairing the roof of the heritage building, conducting structural repairs, reducing energy loss, and installing climate control systems essential for protecting the museum’s aircraft collection and ensuring the museum remains in operation. The regular leaks from rainfall and the current state of the building are making the operation unsustainable. It’s costly, difficult to manage, and, as Sault Ste. Marie’s most significant cultural attraction, buckets scattered through the museum collecting water from leaks is an eyesore for tourists. The project includes replacing roofing materials, installing climate control, and adding insulation to make the building sustainable for years to come.

#### Project Priorities

- Infrastructure Modernization: Replacing the entire roofing material (63,200 sq. ft.) and adding 3” foam insulation.
- Energy Efficiency: Increasing the building’s R-value from approximately R-6 to R-22.
- Climate Control Installation: Installing seven rooftop HVAC units in the main 50,000 sq. ft. hangar and replacing an aging unit serving the Ranger Theatre and offices.
- Air Circulation: Installing 14-foot High-volume, Low-speed (HSVP) fans, which can reduce energy costs by up to 30%.
- Collection Preservation: Ensuring stable environmental conditions to prevent the deterioration of historical artifacts.

#### Timeline

Engineering plans are complete, the project was tendered in March 2026.

Construction is scheduled to take approximately 32 weeks, running from Fall 2026 through Fall 2027.

The CBHC has engaged Kresin Engineering to ensure structural needs and costs are accurately calculated. To manage potential funding delays or cost overruns, the project was tendered with Separate Price Options (SPO), allowing the board to prioritize critical roofing work if adjustments are required.

#### Budget

Total Project Cost \$5.8 million

CBHC Contribution: \$700,000

NOHFC: \$2 million (unconfirmed)

FedNor: \$1 million (unconfirmed)

Canada Cultural Spaces: \$2 million (request for application only)

Molson Foundation: \$500,000 (unconfirmed)

Capital Fundraising: commenced March 23

#### Analysis

The Canadian Bushplane Heritage Centre is the largest (by size and visitation) and most popular cultural attraction (#1 on Tripadvisor) in Sault Ste. Marie, ON. It is the only facility dedicated to telling the story of bush flying in Canada. Significantly, the CBHC preserves the story of the Ontario Provincial Air Service (now the MNR), the 2nd-oldest non-scheduled government air service in the world.

The Canadian Bushplane Heritage Centre is one of Sault Ste. Marie's most important tourism assets, attracting more than 55,000 individuals, including 3,200 group tour visitors annually, through approximately 80 organized tours. As the city's top indoor attraction, and one of the only indoor tourism spaces for kids and families, it draws visitors from across the region, with half traveling more than 40 kilometers to visit. Identified as an anchor attraction in the Waterfront Development Plan, the Centre also supports visitation to neighbouring cultural attractions, including the Ermatinger Clergue National Historic Site and the Art Gallery of Algoma.

The CBHC is requesting \$300,000 from the TDF to assist with matching funds, so that it can access both federal and provincial grants. Given the cost of the project, the proponents may need to value manage the project and forego the installation of the HVAC units. It is predicted that foregoing the units would reduce the cost from \$5.8M to \$3.5M. On a percentage basis, the TDF share of the project would increase from 5% to 9%. For these reasons, the Tourism Sault Ste. Marie Board of Directors passed the following resolution "Be it resolved that the Tourism Sault Ste. Marie Board of Directors recommend a contribution of \$300,000 through the Tourism Development Fund – Product Development Stream to support the Canadian Bushplane Heritage Centre – Future Impact Project (roof repairs) and that a report be submitted to City Council for consideration and approval."

It should be noted that the \$300,000 request is above the normal \$50,000 threshold. This is permitted under the Product Development Stream if there is an initiative that may have a significant impact on tourism, in which case consideration may be given for higher levels of funding. Due to the critical infrastructure repair

being essential for the Bushplane to continue to operate, it is being recommended and supported by the TSSM board.

### **Financial Implications**

No new funds would be required. The Tourism Development Fund currently has \$949,284 uncommitted for the purposes of financial assistance within the tourism sector.

### **Strategic Plan / Policy Impact / Climate Impact**

This item supports the Corporate Strategic Plans Focus Area:

- Community Development and Partnership focus of Maximizing Economic Development and Investment with the commitment to maintain financial viability.
- Community Development – Develop partnerships with key stakeholders and reconciliation.

There are no climate change-related impacts associated with this report.

### **Recommendation**

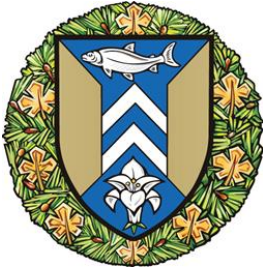
It is therefore recommended that Council take the following action:

Resolved that the report of the Director of Tourism and Community Development dated May 25, 2026 be received and that the recommendation of the Tourism Sault Ste. Marie Board of Directors to allocate \$361,500 as detailed below, be approved:

1. Warhammer Battle at the Bridge 40K (\$2,000)
2. Sault Ste. Marie Kennel Club Dog Show (\$4,000)
3. Sault Cycling Club XCM National Championships (\$30,000)
4. 38th Annual IBEW Baseball Tournament (\$12,000)
5. Coppa Giovanni Soccer Tournament (\$8,500)
6. Align Yoga Festival (\$5,000)
7. Canadian Bushplane Heritage Centre (\$300,000)

Respectfully submitted,

Travis Anderson  
Director of Tourism  
Community Development.  
705.989.7915  
t.anderson@cityssm.on.ca



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

**COUNCIL REPORT**

June 22, 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: Designated Property Grant – 10 Kensington Terrace

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**Purpose**

The purpose of this report is to seek Council approval of a \$3,000 grant to assist with the chimney repairs at 10 Kensington Terrace, which is a designated heritage property

**Background**

The Sault Ste. Marie Municipal Heritage Committee (S.S.M.M.H.C.) is a committee of the Council committed to the identification and preservation of buildings, structures, and lands of cultural and/or historical value or interest and to initiating and promoting a conservation ethic and a climate of responsible stewardship of the community's cultural heritage assets.

The Designated Property Grant Program, administered by the Sault Ste. Marie Municipal Heritage Committee was established to assist owners of properties designated under Part IV of the *Ontario Heritage Act*. Owners of designated heritage properties within the City of Sault Ste. Marie are eligible to receive grants toward the conservation and restoration of their heritage properties.

Through the Designated Property Grant Program, owners may apply to receive one grant per calendar year for work done on the heritage features of their designated heritage property or on specific structures, which ensure the ongoing integrity of their heritage property. The grants do not exceed 67% of the approved project cost and are generally limited to a maximum of \$3,000 for a single applicant.

**Analysis**

The designated heritage property grant application was reviewed by the S.S.M.M.H.C. The estimated cost of the project is \$7,368. The following resolution was passed at the June 3, 2026, meeting of the S.S.M.M.H.C:

Resolved that the Sault Ste. Marie Municipal Heritage Committee recommend that a designated heritage property grant in the amount of \$3,000 for the repointing of the chimney at 10 Kensington Terrace; and further that payment be rendered upon

submission of the paid contractor's invoices and final approval of the project by the Sault Ste. Marie Municipal Heritage Committee be approved.

**Financial Implications**

The 2026 budget for designated heritage property grants is \$12,000. The budget can accommodate the request.

**Strategic Plan / Policy Impact / Climate Impact**

This report is connected to Quality of Life: Arts and Culture - Promote and conserve heritage assets.

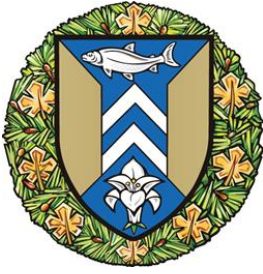
**Recommendation**

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Recreation and Culture dated June 22, 2026 concerning the Designated Heritage Property Grant – 10 Kensington Terrace be received and that a grant in the amount of \$3,000 to support chimney repairs at 10 Kensington Terrace be approved.

Respectfully submitted,

Virginia McLeod  
Manager of Recreation and Culture  
705.759-5311  
[v.mcleod@cityssm.on.ca](mailto:v.mcleod@cityssm.on.ca)



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

**COUNCIL REPORT**

June 22, 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: 2026 Arts and Culture Assistance Grants – Late Intake

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**Purpose**

The purpose of this report is to provide recommendations to City Council from the Cultural Vitality Committee for the distribution of the 2026 Arts and Culture Assistance Program grants for the late intake period.

**Background**

The Cultural Vitality Committee (CVC), on behalf of City Council, evaluates the applications utilizing the criteria outlined in the City's Arts and Culture Assistance Program guidelines and recommends the distribution of grant funds.

The Arts and Culture Assistance Program (ACAP) criteria was approved in 2021. The second intake for 2026 funding closed on March 31, 2026. The new guidelines provide funding support in line with the priorities identified in the Community Culture Plan 2019–2024 to foster the growth and development of the local arts and culture sector.

**Analysis**

The total funding available annually for ACAP is \$170,000, which is divided equally between the two intake periods. Twenty-eight eligible applications were submitted in the second intake period for funding in 2026, with requests totalling \$197,986. The CVC is recommending seventeen applications receive funding. A summary of the recommended applications is attached.

The ACAP program identifies four types of grants: project, operational, festival/event, and cultural diversity. CVC members scored each of the applications out of 15 using one of the two evaluation rubrics; each has three assessment criteria:

Incorporated Non–profits:

1. Organizational Financial Health
2. Artistic and/or Cultural Merit
3. Community Impact

Unincorporated Collective/Individual:

1. Artistic and/or Cultural Merit
2. Community Impact
3. Viability or Project/Activity

The Cultural Vitality Committee met to review and assess the applications on May 20, 2026, and passed the following resolutions:

Resolved that the Cultural Vitality Committee recommend to City Council the following grants for the 2026 Arts and Culture Assistance Program Late Intake as follows:

- 5.7 La Casa – \$2,535
- 5.9 Paarth Pandey – Bollywood Novella - \$1,985
- 5.11 Skye Smith – Sault Indie Theatre Collective - \$1,835
- 5.12 Caio Schuurhuis – Queer Dance - \$2,815
- 5.13 Hallie Piche – Queer Choir \$2,120
- 5.14 Mario Gionet – A Walk Among the Trees - \$6,355
- 5.15 Sarah Skagen – She 2026 - \$6,155
- 5.17 Sault Ste. Marie Metis Heritage Centre – \$5,885
- 5.26 Friends of Ermatinger Clergue National Historic Site – \$6,580
- 5.27 Sault Malayalee Association – \$6,155
- 5.28 Living History Algoma – \$6,350

Resolved that the Cultural Vitality Committee recommend to City Council the following grants for the 2026 Arts and Culture Assistance Program Late Intake as follows:

- 5.20 Algoma Arts Festival Association – \$7,505
- 5.21. Algoma Festival Choir – \$4,735
- 5.22 Musical Comedy Guild – \$6,785
- 5.23 Over the Rainbow – \$3,455
- 5.24 Sault Symphony Orchestra – \$7,325
- 5.24 Sault Theatre Workshop – \$6,425

### **Financial Implications**

A total of \$170,000 is included in the City's operating budget for financial assistance as per the City's cultural policy on providing arms-length funding of culture. The second intake of ACAP applications will distribute the remaining \$85,000 of the total allocation.

### **Strategic Plan / Policy Impact / Climate Impact**

Corporate Strategic Plan Focus Area: Quality of Life – Arts and Culture – Support and grow the creative economy and celebrate arts and culture and enhance funding support for cultural initiatives.

### **Recommendation**

It is therefore recommended that Council take the following action:

2026 Arts and Culture Assistance Grants – Late Intake

June 22, 2026

Page 3.

Resolved that the report of the Manager of Recreation and Culture dated June 22, 2026 concerning the 2026 Arts and Culture Assistance Program Grants – Late Intake allocation of funds be approved as follows:

1. La Casa – \$2,535
2. Paarth Pandey – Bollywood Novella - \$1,985
3. Skye Smith – Sault Indie Theatre Collective - \$1,835
4. Caio Schuurhuis – Queer Dance - \$2,815
5. Hallie Piche – Queer Choir \$2,120
6. Mario Gionet – A Walk Among the Trees - \$6,355
7. Sarah Skagen – She 2026 - \$6,155
8. Sault Ste. Marie Metis Heritage Centre – \$5,885
9. Friends of Ermatinger Clergue National Historic Site – \$6,580
10. Sault Malayalee Association – \$6,155
11. Living History Algoma – \$6,350
12. Algoma Arts Festival Association – \$7,505
13. Algoma Festival Choir – \$4,735
14. Musical Comedy Guild – \$6,785
15. Over the Rainbow – \$3,455
16. Sault Symphony Orchestra – \$7,325
17. Sault Theatre Workshop –\$6,425

Respectfully submitted,

Virginia McLeod

Manager of Recreation and Culture

705.759–5311

[v.mcleod@cityssm.on.ca](mailto:v.mcleod@cityssm.on.ca)

**ACAP Late Intake Synopses 2026**  
**Approved Grants for Council Package**

**Applicant Name:** La Casa

**Project Name:** LatinFest 2026

**Amount Approved:** \$2,535

**Grant Stream:** Small Project

**Project Details:**

LA CASA – Latino Arts Centre Advancing Sociocultural Awareness is a community-driven collective founded in March 2024 to create an inclusive and welcoming space for the expression, celebration, and sharing of Latin American culture in Sault Ste. Marie. Rooted in the lived experiences of a diverse group of Latin Americans, including newcomers, long-time residents, and Canadian-born individuals, LA CASA reflects a shared commitment to building community, fostering belonging, and strengthening cultural identity in Northern Ontario.

LA CASA proposes to deliver its first Latin Fest, a free, full-day cultural festival at the Roberta Bondar Pavilion in Sault Ste. Marie. This project is rooted in LA CASA's mandate to create inclusive spaces where Latin American culture can be expressed, shared, and celebrated, while also contributing to the broader cultural life of the city.

Latin Fest will transform a central public space into a vibrant cultural hub featuring interdisciplinary programming that brings together performing arts, visual arts, food, and community engagement. The festival will showcase local and regional artists representing a wide range of Latin American countries, highlighting the diversity of traditions, languages, and artistic expressions that exist across the region. Programming will include live music, traditional and contemporary dance performances, instrumental showcases, and interactive activities such as Salsa, Zumba, and Line Dancing lessons, encouraging attendees to actively participate in the experience.

**Applicant Name:** Paarth Pandey

**Project Name:** Bollywood Novella

**Amount Approved:** \$1,985

**Grant Stream:** Small Project

**Project Details:**

This project is very personal to the applicant as he comes from Indian culture, and having immigrated to Canada has cultivated a unique perspective of both cultures. In 2025, he married Rebeka Herron, a mixed-race Latina filmmaker also based in Sault Ste Marie. This project comes out of their experiences in their inter-racial marriage while they learn about each other's culture and how to become stronger together.

This story focuses on the value of diversity, and the production team will reflect that. The applicant will be hiring diverse people for lead roles on this project and will provide a diverse group of filmmakers with the opportunity to grow in their experience and enlarge their network of Northern Ontario filmmakers.

**ACAP Late Intake Synopses 2026**  
**Approved Grants for Council Package**

This project plans to use a modest budget in a way that results in a polished short film that is ready for Festivals across Canada. With creative problem solving and intensive planning, this project will surpass the expected result of a small budget short and become a powerful piece of art that connects with audiences.

**Applicant Name:** Skye Smith

**Project Name:** Sault Indie Theatre Collective

**Amount Approved:** \$1,835

**Grant Stream:** Small Project

**Project Details:**

The Sault Indie Theatre Collective (SITC) is a grassroots arts initiative supporting local and emerging artists in Sault Ste. Marie and beyond. More than a stage, it's a space for learning, making, and exploring, where writers, technicians, designers, and performers come together to shape new work. Through workshops, classes, and collaborative productions, the collective honours the art of creation in all its forms.

SITC is premiering *Between Heartbeats* and "L" in the playwrights' hometown of the Sault on September 17-19 (timely falling on Vivid Arts Fest for the final performance), and then proudly travelling the production to Timmins the following week to showcase the Sault's talent to the broader Northern community. SITC has secured financial support from the Tamarack Festival to bring both shows to Timmins and are now asking for the city's support to showcase their talents in their hometown.

**Applicant Name:** Caio Schuurhuis (they them/she/her)

**Project Name:** Queer Dance Collective

**Amount Approved:** \$2,815

**Grant Stream:** Cultural Diversity Grant

**Project Details:**

Caio is a 39-year-old Sault Ste. Marie-based artist, advocate, and community leader whose work is rooted in the transformative power of movement and community care. Originally from Rio de Janeiro, Brazil, their artistic foundation began in the classical ballet traditions of the church. While that environment presented significant personal and spiritual challenges, dance became a vital lifeline, a practice that provided the strength and solace necessary for their survival.

The applicant trained professionally in classical ballet until the age of 22 and now hopes to bring that technical discipline to a practice that is radically inclusive. As a Black, trans-feminine, non-binary immigrant currently navigating through their own gender-affirming

**ACAP Late Intake Synopses 2026**  
**Approved Grants for Council Package**

transition, they view dance as a primary tool for reclaiming the body and celebrating the divinity of the feminine. Their artistry is inseparable from my lived experience, living openly with HIV for 12 years, they have dedicated my career to advocacy. I serve as the Team Supervisor for the Ontario Aboriginal HIV/AIDS Strategy (Oahas), Board Chair for The Klub 2SLGBTQIA+ Community Centre, and a board member for the Alzheimer's Society. Their background as a trained Paralegal further informs their commitment to structured, equitable, and accountable community leadership.

**Applicant Name:** Hallie Piche

**Project Name:** Queer Choir

**Amount Approved:** \$2,120

**Grant Stream:** Cultural Diversity Grant

**Project Details:**

Hallie is a 32-year-old private music instructor specializing in piano and voice studies, with 10 years of teaching experience who has just recently moved back to the Soo after being away for nearly 12 years. It has been important for them to come back to their roots and bring their experience and love of music to this community.

Over this time, I have focused on vocal health and wellness, helping students build muscle strength and endurance for healthy singing. Because singing is an extension of the speaking voice, I also address habitual vocal patterns to improve the overall quality and sustainability of sound. My goal is to help people discover a voice that is truly unique to them.

Queer Choir is a community choir for queer, transgender, and non-binary participants aged 16 and older. It's designed for youth and adults who haven't felt safe or supported in traditional music spaces, or who haven't had access to private lessons or opportunities to join a choir. It also welcomes those looking to reconnect with singing and choral music. The program offers a safer, affirming environment for creative expression, connection, and personal growth, intentionally centering queer identities and experiences.

Participants meet biweekly to develop healthy vocal techniques, ensemble skills, and performance readiness. Discussions on vocal health, identity, and inclusive language complement musical instruction. For those who may feel self-conscious about their voice, such as trans participants or anyone exploring their vocal range, this program provides tools to train, celebrate, and strengthen their voices in a supportive setting.

**ACAP Late Intake Synopses 2026**  
**Approved Grants for Council Package**

**Applicant Name:** Mario Gionet

**Project Name:** A Walk Among the Trees

**Amount Approved:** \$6,355

**Grant Stream:** Cultural Diversity Grant

**Project Details:**

Through Walk Among the Trees, the applicant can create experiences that reconnect people to the natural world using Anishinaabe teachings, language, food, and story. Each offering—whether a guided walk, a seasonal gathering, or a shared meal—is designed to bring people back into relationship with the land, and with themselves.

As someone who is continuing to rediscover and reclaim their identity as Anishinaabe, their work is deeply personal. It is shaped by inter-generational experience, including the legacy of residential schools in their family, and the resilience, knowledge, and quiet strength that has been carried forward. This perspective guides how they approach teaching—not as an expert above others, but as someone walking alongside, learning and sharing in a good way.

The “Wiisinidaa, Let’s Eat” Final Feast Gathering is a land-based cultural and culinary event taking place at Kinsmen Park in Sault Ste. Marie. This gathering represents the culmination of a seasonal series rooted in the Three Sisters Garden (corn, beans, and squash), bringing together community members and visitors to share in food, teachings, and connection to the land.

The event will feature a shared outdoor feast prepared by three Indigenous food creators, each contributing a dish that reflects traditional knowledge, seasonal ingredients, and personal or family teachings. The menu will highlight the relationship between land, food, and culture, incorporating elements such as the Three Sisters and locally sourced ingredients. This collaborative approach supports Indigenous culinary voices while offering participants a rich and meaningful food experience.

The gathering will also include a drum group, whose songs will provide a cultural foundation and create a welcoming and respectful atmosphere. A guest speaker will share teachings and reflections connected to land, food, and community, helping to deepen participants’ understanding of Anishinaabe perspectives.

**ACAP Late Intake Synopses 2026**  
**Approved Grants for Council Package**

**Applicant Name:** Sarah Skagen

**Project Name:** She, 2026

**Amount Approved:** \$6,155

**Grant Stream:** Cultural Diversity Grant

**Project Details:**

The applicant's work is rooted in storytelling, music, and community connection, with a focus on creating accessible, emotionally resonant experiences through multi- and interdisciplinary arts. As a playwright, musician, and facilitator based in Sault Ste. Marie, the applicant is interested in how creative expression can open space for reflection, dialogue, and shared understanding.

The applicant is the creator of 'She', an original theatrical work that weaves together music, narrative, and visual elements to explore themes of identity, resilience, and lived experience. Developed over the past two years, She has grown through a community-engaged process that brings together voices, stories, and artistic collaboration. The applicant's approach prioritizes authenticity and care, allowing the work to evolve organically while remaining grounded in meaningful connection.

Much of the applicant's practice is informed by their background in mental health and their work with children and families through music-based programming. The applicant is particularly interested in how rhythm, voice, and storytelling can support emotional expression and create a sense of safety and belonging. While their work is not clinical in nature, it is deeply informed by an understanding of how people process and communicate their experiences.

She: Creation & Development Phase is a multi- and interdisciplinary arts project supporting the continued evolution of She, an original theatrical work integrating music, storytelling, and performance. Developed in Sault Ste. Marie over the past two years, She has grown through community collaboration and artistic exploration, and is currently supported by the Ontario Arts Council's Northern Arts Projects grant as it progresses toward adaptation into a full-scale musical planned for staging in 2027. This phase of work focuses on the creation of key artistic elements that will be incorporated into the future production. Activities will include the recording of voiceovers and the filming of stylized silhouette-based visual components, which will contribute to the narrative structure and visual language of She: The Musical. These elements will help establish tone, atmosphere, and transitions within the work, supporting a cohesive and layered storytelling approach. In addition, this phase will support the writing, composition, and recording of original music and score materials.

**ACAP Late Intake Synopses 2026**  
**Approved Grants for Council Package**

**Applicant Name:** Sault Ste. Marie Metis Heritage Centre

**Project Name:** Community Photography Exhibition

**Amount Approved:** \$5,885

**Grant Stream:** Cultural Diversity

**Project Details:**

The Sault Ste. Marie Métis Heritage Centre exists to preserve, celebrate, and share the unique history, culture, and contributions of Métis people in the Sault Ste. Marie region and throughout the Upper Great Lakes. It aims to build awareness among the broader public while strengthening Métis pride and cultural continuity. Rooted in community, the Centre fosters greater understanding of Métis identity, rights, and history, through educational programming, exhibitions, and community events.

The Sault Ste. Marie Métis Heritage Centre will host the Community Photography Exhibition, an annual community-driven project that celebrates Métis identity, culture, and lived experiences. The invitation to participate in the exhibition will be extended to the local Métis citizens from Sault Ste. Marie and the surrounding communities. They will be invited to submit photographs that match this year's theme, Abundant Shores, and showcase their talents and unique artistic styles. No submission/entry fee will be charged to those who wish to participate. By centering Métis voices and perspectives, the exhibition will serve as both a cultural archive and a living expression of community identity. The Exhibition will be in place for approximately 2 months, covering the end of the peak tourist season and the fall shoulder season. There will be no restrictions on age or skill level for those who wish to enter. Those who are not members of the Métis community will have their entry disqualified. All entries will be displayed for the exhibition period, providing they do not depict anything explicit.

The primary goal of the Community Photography Exhibition is to strengthen Métis cultural continuity by supporting community members to create an exhibition that reflects their own voices. The project recognizes photography as both an artistic medium and a powerful tool for cultural heritage preservation, allowing individuals to capture moments that reflect identity, resilience, and belonging.

**Applicant Name:** Algoma Arts Festival Association

**Project Name:** Operating

**Amount Approved:** \$7,505

**Grant Stream:** Operating

**Project Details:**

The Algoma Arts Festival Association (AAFA) is celebrating 54 years in 2026. AAFA is the producer and presenter of the Algoma Fall Festival, a multi-disciplinary arts celebration held each year in Sault Ste. Marie, Ontario, Canada in October. The festival presents a range of programming that includes music, theatre, dance, literature, culinary arts and

**ACAP Late Intake Synopses 2026**  
**Approved Grants for Council Package**

visual arts. The Association also delivers the Festival of Learning; an extensive regional arts outreach and education program that had a positive impact on 5,000 youth annually.

The Algoma Fall Festival (AFF) will celebrate its 54th season in October 2026 with a vibrant and inclusive program of live music, visual arts, cultural exhibitions, and nationally recognized performances. Set against the stunning backdrop of Northern Ontario's autumn landscape, the festival transforms Sault Ste. Marie into a hub of artistic activity, offering high-quality, accessible cultural experiences across multiple venues. AFF has a long-standing reputation for excellence and community connection, and the 2026 season will continue to build on this legacy while deepening its impact across diverse audiences.

The 2026 festival will feature approximately seven ticketed and 3 free to the community events, ensuring a balance between sustainability and accessibility. Programming will span multiple artistic disciplines, including music, visual arts, literature and experiential workshops designed to engage audiences in meaningful and interactive ways. A central focus of this year's programming will be the presentation of feature performances by Indigenous artists, highlighting diverse voices and perspectives while supporting reconciliation through the arts. These performances will not only showcase artistic excellence but also provide opportunities for dialogue, learning, and cultural exchange within the community. A key initiative for 2026 is a Festival of Learning Artist-in-Residence program.

**Applicant Name:** Algoma Festival Choir

**Project Name:** Operating

**Amount Approved:** \$4,735

**Grant Stream:** Operating

**Project Details:**

The ACAP operational grant will allow the Algoma Festival Choir to gather weekly for rehearsal. These rehearsals provide music education and enhance the performance skills of a community of singers, under the guidance of a qualified director and skilled accompanist. The choir provides social engagement and a sense of belonging and communal purpose to a diverse group of singers aged eighteen to eighty plus. The choir is committed to providing Sault Ste Marie and Algoma with public concerts, musical outreach to seniors and long-term care homes, funerals and municipal civic events.

With current inflation being a major factor, the operational grant would help AFC to offset our expenses. These expenses include:

- The moving and monthly rent/lease of our extensive library to the Powley Institute premises.
- The weekly rental of Zion Lutheran Church
- Director's honorarium and accompanist fee

**ACAP Late Intake Synopses 2026**  
**Approved Grants for Council Package**

- The promotion of concerts through posters, media and various community presentation programs.
- The printing of tickets and posters
- The rental of the Machine Shop
- Fees for special musical guests
- The storage and delivery of equipment with Crank Sound Distribution
- Professional services provided by Crank Sound Distribution (sound and lighting)
- Insurance
- The purchase of new music
- Offering workshops to choir members

**Applicant Name:** Musical Comedy Guild

**Project Name:** Operating

**Amount Approved:** \$6,785

**Grant Stream:** Operating

**Project Details:**

The musical comedy guild has produced over 100 musicals, and a series of cabaret-style shows. Their productions feature talented musicians, experienced directors, and excellent technical support staff. Their extensive costume department contains over ten thousand costumes, supporting 95 organizations throughout Canada and the U.S. The Musical Comedy Guild offers honorariums and bursaries to young actors to encourage them in pursuing a career in theatre. Many of their alumni return to contribute as directors, choreographers, producers, and workshop instructors.

The Musical Comedy Guild of Sault Ste. Marie (further known as MCG) found its current home in the Fall of 2023, and are very content to have been in their space for almost three years. Before this, the MCG rehearsed in any space that they could find, which meant packing up and leaving possibly twice a year or more. This current space has an unfinished basement which is being used as a workshop space; however, this space is a wet basement and many of our items are not waterproof. In spring of last year, they secured the rental space next door and have expanded their home. This second space is where most of the building of sets and props has happened and they do have plans to create a doorway between the two spaces to allow for more room for rehearsals.

Assistance from the City of Sault Ste. Marie ACAP Grant would help to provide the MCG a stable year in which they will be able to rebuild their financial situation with ticket sales from two successful, large scale musical productions and providing excellent musical theatre entertainment for the good citizens of Sault Ste. Marie and area. They would like to use this potential support to not only help with their operating costs but to be able to focus on the quality and scale of their productions.

**ACAP Late Intake Synopses 2026**  
**Approved Grants for Council Package**

**Applicant Name:** Over the Rainbow

**Project Name:** Operating

**Amount Approved:** \$3,455

**Grant Stream:** Operating

**Project Details:**

A goal of Over the Rainbow Children's Theatre is to demonstrate the importance of arts in the lives of children and to provide a varied audience with entertaining experience. This is the only program of its kind within our city and surrounding communities. Children are our audience of today and the performers of tomorrow.

Over the Rainbow Children's Entertainment works throughout the year planning what productions they can bring to Sault Ste. Marie.

Over the Rainbow Children's Entertainment provides a five-show season. The variety of the programming consists of artistic productions created in Ontario, other provinces or territories or outside Canada. The next season is as follows:

Marc Trudel is a magician who has won Canada's best magician two times. His magic is blended with storytelling and music. This is a show for young and old with magic, imagination and humour. Tanglewood Marionettes perform their Arabian Nights show. This amazing puppetry show exhibits clever stage illusions and lighting effects in a fast-paced action-packed drama. Al Simmons is a creative genius whose highly original performances of profound wackiness and of off-the-wall inventions take the arts of Music and Comedy to unparalleled heights of hilarity. He is a Western Canada Music and Juno Award winner. The Lady Next Door is presented by the theatre group from Quebec, Les Gros Orteil. whose mission is to create high-quality shows for young audiences, blending the disciplines of clowning, theatre, and circus. This play depicts two very different women that learn to like and respect each other despite their differences. Club Origami is an immersive and interactive dance show inviting families to create, imagine and explore whole new ways of thinking, playing, and moving. Dance, fashion, and live music merge with the magic of origami, the Japanese art of folding paper.

We have built a partnership with the Board of the Sault Community Theatre Centre, who provide the theatre, accounting, and use of the box office for ticket sales. The Sault Community Theatre Centre also provides the technical support required by the artists. Also, we partner with the Algoma District School Board who have been very helpful in providing space for our performances in the community schools and for distributing our promotional materials to the elementary school children and day care centres located in the schools.

**ACAP Late Intake Synopses 2026**  
**Approved Grants for Council Package**

**Applicant Name:** Sault Symphony Orchestra

**Project Name:** Operating

**Amount Approved:** \$7,325

**Grant Stream:** Operating

**Project Details:**

The Sault Symphony Orchestra (SSO) is a community-based, semi-professional ensemble dedicated to enriching cultural life in Sault Ste. Marie and the Algoma region. Our mandate is to present high-quality orchestral performances that inspire, educate, and engage audiences of all ages, while fostering a lifelong appreciation for classical music.

The SSO strives to balance artistic excellence with accessibility. The applicant presents a diverse repertoire that spans classical masterworks, contemporary compositions, and audience-friendly programming, ensuring broad community appeal. In response to local economic realities, they are committed to maintaining affordability, including reducing ticket prices for the 2026–2027 season to ensure that live orchestral music remains accessible to all.

A key objective of the SSO is to support and develop local talent. Through mentorship and collaboration with organizations such as the Algoma Conservatory of Music and Algoma University, we provide emerging musicians with valuable performance experience and professional guidance. We also showcase regional and Canadian artists, including soloists and composers.

- Symphonic Sketches – October 25, 2026
- Sleigh Ride – December 6, 2026
- Vienna, City of My Dreams – March 7, 2027
- Music of the 80s – May 16, 2027

**Applicant Name:** Sault Theatre Workshop

**Project Name:** Operating

**Amount Approved:** \$6,425

**Grant Stream:** Operating

**Project Details:**

The Sault Theatre Workshop is a non-profit organization devoted to the production and promotion of live theatre in and around Sault Ste Marie. Their goal and continued objective is to present 3 productions a year and host a festival of one act plays at our Studio Theatre at the end of each year.

This group has formed a partnership with Algoma Repertory theatre that will allow them to keep their theatre in a shared ownership agreement with ART while adding some reserve funds to their bank account. As a result, they are hopeful to present a solid and successful

**ACAP Late Intake Synopses 2026**  
**Approved Grants for Council Package**

78th season of theatre at the Sault Theatre Workshop this year, including a full season of 3 shows and a One Act Festival currently in the planning stages.

An additional objective this year is to move forward with the establishment of a new Workshop package consisting of four two-hour long Saturday training sessions in various aspects of theatre production. The workshops will cover topics such as improv, stage movement, script writing, puppetry, directing, mime, and Choral Speech. The focus is on re-engaging our community youth as volunteers and theatre participants while employing the skills of our young community arts professionals newly trained in their areas of expertise, providing them with income and opportunity to build on their professional experience.

**Applicant Name:** Friends of ECNHS

**Project Name:** Fall Rendezvous 2026

**Amount Approved:** \$6,580

**Grant Stream:** Major Cultural Celebrations

**Project Details:**

The Fall Rendezvous is a 4-day festival being held from September 23 to 26, 2026, with no admission fee (donations are accepted). The festival relates to significant historical milestones and the people involved, while connecting people, sharing knowledge and creating experiences through celebration.

30 to 40 heritage performers, artists, and artisans (including Indigenous storytellers and artisans), will gather to engage visitors (local & tourists) in face-to-face activities, demonstrations, and performances, depicting the historical people, places, and life of early 1800's Sault Ste. Marie.

2025 plans included an enhancement to the programming - which was the addition of a Scottish Highland flair (as the history of the fur trade included Scottish partners with C. Ermatinger). Pipe bands and highland dancers were all part of the program content and included another 45 heritage arts performers. Visitation on the Highland Day saw approximately 2500 visitors in the single day.

**ACAP Late Intake Synopses 2026**  
**Approved Grants for Council Package**

**Applicant Name:** Sault Malayalee Association

**Project Name:** SMA South Indian Cultural Festival & Onam Celebration 2026

**Amount Approved:** \$6,155

**Grant Stream:** Major Cultural Celebrations

**Project Details:**

The Sault Malayalee Association (SMA) serves as a vital cultural and community support organization for individuals and families in Sault Ste. Marie, particularly those who are new to the region and away from their homeland.

Their mandate is to preserve and promote Kerala's rich cultural heritage while fostering a strong sense of belonging, inclusion, and community connection. SMA provides a platform for cultural expression, networking, and community engagement, supporting newcomers in their integration while maintaining meaningful cultural ties.

Through cultural programs, youth engagement initiatives, family-oriented activities, and language and heritage education, they help younger generations stay connected to their roots while fostering pride in their cultural identity.

Their objectives include celebrating traditional festivals such as Onam and Vishu, promoting volunteerism, and supporting charitable initiatives both locally and beyond. They are committed to encouraging and showcasing local artistic talent by providing opportunities for performers and cultural practitioners to present their work through community events.

The Sault Malayalee Association (SMA) proposes to deliver a multi-component cultural initiative titled "SMA South Indian Cultural Festival & Onam Celebration 2026", consisting of two interconnected events scheduled in August 2026. This initiative builds on the success of SMA's previous ACAP-supported programming in 2025 and aims to expand access to diverse cultural experiences while strengthening community engagement in Sault Ste. Marie.

The first component, the South Indian Cultural Fest (August 15, 2026), is a curated performing arts program designed to showcase the richness and diversity of Kerala's traditional and contemporary art forms.

The second component, named "Aaravam" – Onam Celebration (August 22, 2026), is SMA's flagship annual cultural festival, is one of Kerala's most significant cultural festivals, symbolizing unity, gratitude, and community spirit. Aaravam is a full-day celebration featuring a traditional Onam feast (Onasadya), cultural performances, traditional games, floral art (Pookalam), and participatory activities. The event welcomes individuals and families from diverse cultural backgrounds, promoting inclusivity and intercultural exchange.

**ACAP Late Intake Synopses 2026**  
**Approved Grants for Council Package**

**Applicant Name:** Living History Algoma

**Project Name:** Living History Algoma - Moments in Algoma 2026

**Amount Approved:** \$6,350

**Grant Stream:** Large Project Grant

**Project Details:**

A non-profit organization dedicated to encouraging cultural activities that document the history of Algoma and share that knowledge with the public.

LHA mandate: is outlined in their constitution and by-laws

a) provide opportunities for the public that creatively bring to life the stories that shape our rich history as a community, region, province and nation.

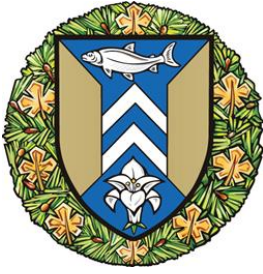
b) document and preserve the memories of individuals who contributed and shaped our community through Oral Histories Project (Oral History of SSM).

The roots of Living History Algoma began as Algoma 1812 for the Bicentennial of the War of 1812. Upon completion, Living History Algoma amalgamated 1812 with Oral Histories Sault Ste. Marie. A non-profit organization dedicated to encouraging cultural activities that document the history of Algoma and shares that knowledge with the public.

Living History Algoma is the non-profit organization that has under its umbrella - Oral Histories of Sault Ste. Marie. Annual projects involve the collection of interviews with subjects that have roots in Sault Ste. Marie. Oral histories rely on volunteers to coordinate and conduct the interviews, however, the videography and slating for website inclusion takes expertise and time, along with the coordination and packaging of the final package.

A secondary focus for 2026 is to begin another Moments in Algoma PSA heritage minute movie. With the release of LeBreton Ross and Anna McCrea, the applicant is including a 3rd heritage minute as part of the Project costs for 2026. Costs associated with all of the partnering arts (script, casting, filming, editing, directing, costuming) are all part of the project total.

The third portion of their proposed budget request to ACAP is to replace their antiquated camera and interviewing equipment with newer & easier production equipment pieces.



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

**COUNCIL REPORT**

June 22, 2026

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Dan Perri, P.Eng., Director of Public Works  
DEPARTMENT: Public Works and Engineering Services  
RE: 2026 Ditching Program

---

**Purpose**

The purpose of this report is to inform Council of the proposed 2026 ditching program.

**Background**

Each year the ditching program is reported to Council for information. This year it is proposed that the program includes the re-ditching of approximately 13,075 metres of ditches to improve drainage along municipal roadways. Attached is the list of the 2026 locations. The program represents approximately 2.55% of the total 512,000 meters of ditches maintained by the City. The budget for this program is \$279,177.

**Analysis**

Typically, each year the program is compiled from requests received from Councillors, residents, and staff. Budgetary constraints allow for a limited amount of work to be undertaken each year. It is necessary to prioritize the requests, and normally, not all requests can be accommodated. Prioritization of the list considers flooding issues as a much higher priority than cosmetic concerns. Some ditching requests may not be included on the final list due to physical constraints (lack of grade) in the area. The solution may require that a storm sewer be installed to address the drainage issues.

**Financial Implications**

The proposed program maximizes the assigned operational budget for ditching.

**Strategic Plan / Policy Impact / Climate Impact**

The ditching program is linked to the asset management, maintaining existing infrastructure component of the Corporate Strategic Plan.

**Recommendation**

It is therefore recommended that Council take the following action:

Resolved that the report of the Director of Public Works dated June 22, 2026, concerning the Public Works 2026 Ditching Program be received as information.

2026 Ditching Program  
June 22, 2026  
Page 2.

Respectfully submitted,

Dan Perri, P. Eng.  
Director of Public Works  
705.759.5206.  
[d.perri@cityssm.on.ca](mailto:d.perri@cityssm.on.ca)

## 2026 DITCHING PROGRAM

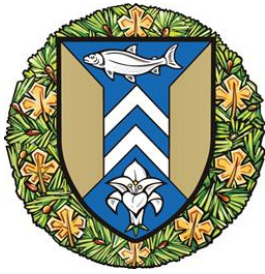
*\*Program will run from East to West in 2026 as seen below*

| CIVIC NO. | STREET              | FROM                      | TO                                 | METRES | DESCRIPTION |
|-----------|---------------------|---------------------------|------------------------------------|--------|-------------|
| 416       | River Rd            | Civic #416                | To dead end of River Rd            | 380    | North Side  |
| 4001      | Queen St E          | Civic #4001               | To civic #416 River Rd             | 370    | East Side   |
| 121       | Parkinworth Pl      | Civic #121                | To civic #412 River Rd             | 479    | West Side   |
| 3911      | Queen St E          | Civic #98 Royal Boulevard | To civic #121 Parkinworth Pl       | 213    | South Side  |
| 2         | River Rd            | Civic #2 River Rd         | To pole #07253 on Queen St E       | 198    | South Side  |
| 95        | Parkshore Dr        | Civic #91                 | To civic #123                      | 149    | North Side  |
| 81        | Murphy St           | Civic #61                 | To civic #89                       | 92     | North Side  |
| 225       | Denwood Dr          | Civic #225                | To civic #269 Carlbert St          | 65     | West Side   |
| 32        | Sisson St           | Civic #32                 | To civic #24 Wireless Ave          | 91     | South Side  |
| 17        | Wireless Ave        | Civic #17                 | To civic #51                       | 115    | North Side  |
| 60        | Wireless Ave        | Civic #60                 | To civic #31 Sisson St             | 55     | South Side  |
| 735       | Black Rd            | Pole #15225               | To pole #15234                     | 397    | West Side   |
| 1171      | Old Garden River Rd | Civic #1171               | To civic #1071                     | 317    | East Side   |
| 360       | Great Northern Rd   | Civic #699 Second Line E  | To civic #308 Great Northern Rd    | 436    | West Side   |
| 55        | Terrance Ave        | Civic #29                 | To civic #69                       | 161    | South Side  |
| 1333      | Old Garden River Rd | Civic #1333               | To the ravine                      | 191    | South Side  |
| 1451      | Old Garden River Rd | Civic #1375               | To civic #1533                     | 450    | South Side  |
| 69        | Case Rd             | Civic #69                 | To civic #1364 Old Garden River RD | 291    | West Side   |
| 246       | Whitepine Court     | Civic #203                | To civic #222                      | 87     | South Side  |
| 1680      | Sixth Line E        | Pole #14521               | To pole #14518                     | 100    | North Side  |
| 1404      | Great Northern Rd   | Civic #1390               | To pole #B7989                     | 102    | East Side   |
| 360       | Fourth Line E       | Civic #360                | To civic #422                      | 300    | North Side  |
| 535       | Fourth Line E       | Civic #387                | To civic #535                      | 630    | South Side  |
| 168       | Fourth Line E       | Civic #196                | To the cross culvert at Cemetary   | 241    | North Side  |
| 47        | Oryme Ave           | Civic #310                | To civic #59                       | 140    | South Side  |
| 249       | Strand Ave          | Civic #249                | To civic #210 Grand Blvd           | 69     | West Side   |
| 266       | St Patrick St       | Civic #266                | To civic #30 Penno Rd              | 123    | East Side   |
| 432       | Fourth Line W       | Civic #418                | To the ravine                      | 110    | North Side  |
| 1267      | Goulais Ave         | Civic #1267               | To civic #14 Foothill Rd           | 95     | West Side   |
| 1460      | Korah Rd            | Civic #1448               | To civic #1460                     | 205    | North Side  |
| 37        | Alfred St           | Civic #37                 | To civic #41                       | 72     | East Side   |
| 319       | Prentice Ave        | Civic #319                | To civic #448 Doncaster Rd         | 184    | North Side  |
| 401       | Doncaster Rd        | Civic \$401               | To civic #299 Prentice Ave         | 26     | South Side  |
| 102       | Victor Emmanuel Ave | Civic #112                | To civic #195 Turner Ave           | 89     | North Side  |
| 101       | Victor Emmanuel Ave | Civic #101                | To civic #187 Turner Ave           | 90     | South Side  |
| 339       | Spadina Ave         | Civic #339                | To civic #169 East Balfour St      | 85     | West Side   |

## 2026 DITCHING PROGRAM

*\*Program will run from East to West in 2026 as seen below*

| CIVIC NO. | STREET          | FROM        | TO                              | METRES       | DESCRIPTION |
|-----------|-----------------|-------------|---------------------------------|--------------|-------------|
| 83        | East Balfour St | Civic #83   | To the c/b inlet on Laurier Ave | 171          | West Side   |
| 744       | Second Line W   | Civic #702  | To civic #4 Arden St            | 283          | North Side  |
| 166       | Chippewa St     | Civic #154  | To civic #182                   | 139          | North Side  |
| 796       | Third Line W    | Civic #728  | To civic #796                   | 236          | North Side  |
| 1001      | Second Line W   | Civic #937  | To civic #1001                  | 247          | South Side  |
| 1201      | Second Line W   | Civic #1127 | To civic #460 Nixon Rd          | 389          | South Side  |
| 1184      | Wallace Terrace | Civic #1184 | To civic #450 Royce Ave         | 226          | North Side  |
| 1147      | Wallace Terrace | Civic #1147 | To civic #1197                  | 265          | South Side  |
| 48        | Yates Ave       | Civic #56   | To civic #144                   | 289          | North Side  |
| 55        | Yates Ave       | Civic #55   | To civic #126 Allen's Side Rd   | 229          | South Side  |
| 45        | Palomino Dr     | Civic #45   | To civic #48 Pinto Dr           | 142          | North Side  |
| 1244      | Third Line W    | Civic #1190 | To civic #1252                  | 246          | North Side  |
| 1667      | Third Line W    | Civic #1675 | To civic #1335 Leigh's Bay Rd   | 752          | South Side  |
| 1486      | Third Line W    | Civic #1476 | To civic #1500                  | 225          | North Side  |
| 21        | Sunset Court    | Civic #21   | To civic #27                    | 89           | West Side   |
| 22        | Sunset Dr       | Civic #22   | To offtake ditch                | 41           | North Side  |
| 658       | Maki Rd         | Civic #658  | To civic #792                   | 147          | North Side  |
| 2012      | Second Line W   | Civic #2012 | To civic #983 Carpin Beach Rd   | 357          | North Side  |
| 281       | Town Line Rd    | Civic #203  | To civic #453                   | 548          | West Side   |
| 25        | Victoria St     | Civic #25   | To civic #95                    | 525          | West Side   |
| 50        | Parkewood Dr    | Civic #18   | To civic #42                    | 331          | North Side  |
|           |                 |             | <b>Total Metres</b>             | <b>13075</b> |             |



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

**COUNCIL REPORT**

June 22, 2026

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Dan Perri, P. Eng.  
DEPARTMENT: Public Works and Engineering Services  
RE: Curb and Sidewalk Program 2026

---

**Purpose**

The purpose of this report is to inform Council of the proposed 2026 Curb and Sidewalk Program.

**Background**

Each year the program is reported to Council for information. This year, it is proposed that the program include approximately 1422 square metres of sidewalk, 298 linear metres of curb, and ten accessibility ramps to improve curbs and sidewalks. Attached is the listing of the 2026 locations. The program represents approximately 0.1% of the curb inventory and 0.3% of the sidewalks maintained by the City. The budget for this program is \$626,280.

**Analysis**

Typically, the program is compiled from requests from Councillors, residents, and staff each year. Budgetary constraints allow for a limited amount of work to be undertaken each year. It is necessary to prioritize the requests, and normally, not all requests can be accommodated.

**Financial Implications**

The proposed program maximizes the assigned operational budget for curb and sidewalk program.

**Strategic Plan / Policy Impact / Climate Impact**

The sidewalk and curb repair program is linked to the Asset Management, Maintaining Existing Infrastructure component of the Corporate Strategic Plan.

**Recommendation**

It is therefore recommended that Council take the following action:

Resolved that the report of the Director of Public Works dated June 22, 2026 concerning the 2026 Curb and Sidewalk Program be received as information.

Curb and Sidewalk Program 2026

June 22, 2026

Page 2.

Respectfully submitted,

Dan Perri, P. Eng.

Director of Public Works

705.759.5206.

[d.perri@cityssm.on.ca](mailto:d.perri@cityssm.on.ca)

# CURB AND SIDEWALK PROGRAM 2026

## Program Totals

Curb 298 Linear Meters

Sidewalk 1422 Square Meters

Accessibility Ramps 10 Highlighted in red

| Route | Civic Address | Street Name        |
|-------|---------------|--------------------|
| 4     | 218           | Albert Street West |
| 13    | 5             | Alberta Avenue     |
| 9     | 124           | Amber Street       |
| 2     | 82            | Arden Street       |
| 12    | 32            | Bainbridge Street  |
| 4     | 615           | Bay Street         |
| 12    | 79            | Beaumont Avenue    |
| 13    | 84            | Beaumont Avenue    |
| 14    | 230           | Birch Street       |
| 8     | 380           | Boundary Road      |
| 6     | 102           | Breton Road        |
| 2     | 14            | Broadview Drive    |
| 2     | 16            | Broadview Drive    |
| 2     | 20            | Broadview Drive    |
| 2     | 24            | Broadview Drive    |
| 13    | 359           | Bruce Street       |
| 13    | 24            | Campbell Avenue    |
| 13    | 56            | Campbell Avenue    |
| 15    | 53            | Cartier Street     |
| 15    | 57            | Cartier Street     |
| 3     | 109           | Carufel Avenue     |
| 4     | 162           | Cathcart Street    |
| 4     | 210           | Cathcart Street    |
| 8     | 228           | Chambers Avenue    |
| 9     | 295           | Chambers Avenue    |
| 8     | 337           | Chambers Avenue    |
| 9     | 419           | Chambers Avenue    |
| 9     | 3             | Chartwell Drive    |
| 9     | 7             | Chartwell Drive    |
| 4     | 150           | Conmee Avenue      |
| 4     | 150           | Conmee Avenue      |
| 9     | 21            | Copernicus Drive   |
| 13    | 84            | Cunningham Road    |
| 13    | 84            | Cunningham Road    |
| 8     | 352           | Dacey Road         |
| 9     | 145           | Denwood Drive      |

# CURB AND SIDEWALK PROGRAM 2026

## Program Totals

Curb 298 Linear Meters

Sidewalk 1422 Square Meters

Accessibility Ramps 10 Highlighted in red

| Route | Civic Address | Street Name         |
|-------|---------------|---------------------|
| 9     | 188           | Denwood Drive       |
| 9     | 196           | Denwood Drive       |
| 3     | 328           | Douglas Street      |
| 3     | 443           | Douglas Street      |
| 3     | 514           | Douglas Street      |
| 3     | 537           | Douglas Street      |
| 3     | 570           | Douglas Street      |
| 3     | 617           | Douglas Street      |
| 3     | 705           | Douglas Street      |
|       | 139           | Elizabeth Street    |
| 11    | 22            | Elliott Road        |
| 11    | 26            | Elliott Road        |
| 11    | 34            | Elliott Road        |
| 11    | 46            | Elliott Road        |
| 11    | 50            | Elliott Road        |
| 14    | 62            | Elmwood Avenue      |
| 12    | 29            | Estelle Street      |
| 12    | 39            | Estelle Street      |
| 12    | 43            | Estelle Street      |
| 12    | 71            | Estelle Street      |
| 15    | 24            | Fairmount Drive     |
| 7     | 162           | Florwin Drive       |
| 9     | 142           | Glen Avenue         |
| 11    | 556           | Goulais Avenue      |
| 11    | 640           | Goulais Avenue      |
| 14    | 97            | Great Northern Road |
| 7     | 84            | Greenview Lane      |
| 9     | 122           | Hardwood Street     |
| 9     | 10            | Heath Road          |
| 6     | 127           | Heavenor Street     |
| 6     | 133           | Heavenor Street     |
| 12    | 15            | Henrietta Avenue    |
| 12    | 91            | Henrietta Avenue    |
| 11    | 423           | Henry Street        |
| 5     | 17            | Hughes Street       |
| 7     | 20            | Hugill Street       |

# CURB AND SIDEWALK PROGRAM 2026

## Program Totals

Curb 298 Linear Meters

Sidewalk 1422 Square Meters

Accessibility Ramps 10 Highlighted in red

| Route | Civic Address | Street Name          |
|-------|---------------|----------------------|
| 7     | 35            | Hugill Street        |
| 7     | 55            | Hugill Street        |
| 7     | 68            | Hugill Street        |
| 7     | 72            | Hugill Street        |
| 7     | 185           | Hugill Street        |
| 7     | 88            | Huntington Park      |
| 7     | 89            | Huntington Park      |
| 7     | 43            | Indiana Drive        |
| 7     | 132           | Indiana Drive        |
| 15    | 17            | Kingsmount Boulevard |
| 11    | 544           | Korah Road           |
| 11    | 560           | Korah Road           |
| 11    | 692           | Korah Road           |
| 7     | 210           | Lake Street          |
| 15    | 426           | Lake Street          |
| 15    | 867           | Lake Street          |
| 15    | 987           | Lake Street          |
| 15    | 991           | Lake Street          |
| 15    | 1025          | Lake Street          |
| 7     | 82            | Lewis Road           |
| 7     | 130           | Lewis Road           |
| 9     | 3             | Lorraine Avenue      |
| 9     | 16            | Lorraine Avenue      |
| 13    | 6             | MacDonald Avenue     |
| 13    | 190           | MacDonald Avenue     |
| 15    | 586           | MacDonald Avenue     |
| 15    | 594           | MacDonald Avenue     |
| 17    | 166           | Malabar Drive        |
| 7     | 51            | Mark Street          |
| 3     | 774           | McAllen Street       |
| 5     | 160           | McDougald Street     |
| 13    | 30            | McNabb Street        |
| 7     | 80            | Meadow Park Crescent |
| 4     | 544           | Morin Street         |
| 7     | 38            | Nicolas Avenue       |
| 15    | 651           | Northern Avenue East |

# CURB AND SIDEWALK PROGRAM 2026

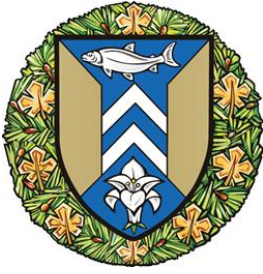
## Program Totals

Curb 298 Linear Meters

Sidewalk 1422 Square Meters

Accessibility Ramps 10 Highlighted in red

| Route | Civic Address | Street Name     |
|-------|---------------|-----------------|
| 14    | 11            | Oryme Avenue    |
| 14    | 15            | Oryme Avenue    |
| 14    | 31            | Oryme Avenue    |
| 15    | 55            | Pageant Drive   |
| 15    | 134           | Panoramic Drive |
| 15    | 135           | Panoramic Drive |
| 9     | 4             | Parkshore Drive |
| 9     | 116           | Parkshore Drive |
| 5     | 92            | Pilgrim Street  |
| 17    | 751           | Pine Street     |
| 13    | 131           | Poplar Avenue   |
| 13    | 132           | Poplar Avenue   |
| 13    | 191           | Poplar Avenue   |
| 13    | 192           | Poplar Avenue   |
| 13    | 227           | Poplar Avenue   |



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

**COUNCIL REPORT**

June 22, 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: Reserve Funding Request for Engineering Traffic  
Equipment

---

**Purpose**

The purpose of this report is to obtain Council approval to use funds from the Engineering Equipment Reserve for the procurement of engineering traffic data collection equipment.

**Background**

The Engineering Division uses traffic cameras to collect data to support engineering analysis. Two of these cameras have reached the end of their service life, and the software is no longer available to support these devices.

**Analysis**

The purchase of the engineering traffic equipment was not included in the 2026 budget. Staff are seeking approval to use up to \$22,000 from the Engineering Equipment Reserve to procure this equipment. The purchase will be in accordance with the Procurement By-Law.

**Financial Implications**

There are sufficient funds available in the Engineering Equipment Reserve to cover this purchase. For Council's reference, the Engineering Equipment Reserve currently has an uncommitted balance of \$255,000.

**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 Design and Transportation Engineering dated June 22, 2026, be received and that Council approve the use of up to \$22,000 from the Engineering Equipment Reserve for the procurement of engineering traffic equipment.

Reserve Funding Request for Engineering Traffic Equipment

June 22, 2026

Page 2.

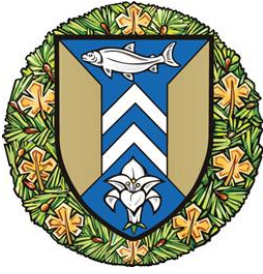
Respectfully submitted,

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

## COUNCIL REPORT

June 22, 2026

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Francois Couture, Chief Building Official  
DEPARTMENT: Public Works and Engineering Services  
RE: By-Law Enforcement Officer Appointment and Removal

---

### Purpose

The purpose of this report is to seek Council approval to the amendments contained in Schedule "A" of the By-law Enforcement Officer Appointment By-law, including the appointment of one officer and the removal of one officer.

### Background

The proposed appointment will authorize the individual listed in Schedule "A" to exercise enforcement powers under the applicable provisions of the Ontario Building Code Act and municipal by-laws, including the City's Property Standards By-Law, Vacant Building By-Law, and other municipal by-laws assigned.

### Analysis

The appointment of additional staff will support the continued delivery of effective enforcement services and help meet current and anticipated service demands associated with the administration and enforcement of municipal by-laws.

Maintaining an adequate complement of appointed officers ensures timely response to complaints, consistent enforcement practices, and the continued protection of public health, safety, and community standards.

The removal of an officer from Schedule "A" is administrative in nature and reflects a change in staffing responsibilities.

### Financial Implications

The proposed appointment and removal will not result in any additional financial impact. All costs associated with these positions are accommodated within the approved operating budget.

### Strategic Plan / Policy Impact

This recommendation supports Council's Strategic Plan objective of delivering efficient and effective municipal services while enhancing customer service and community well-being.

**Recommendation**

The relevant by-law 2026-106 is listed under item 12 of the Agenda and will be read with all by-laws under that item.

Respectfully submitted,

Francois Couture  
Chief Building Official  
705. 541 7335  
[f.couture@cityssm.on.ca](mailto:f.couture@cityssm.on.ca)

## **SCHEDULE “A”**

### **A. Appointments**

Francois Couture (Chief Building Official)

Frank Bentreovato (Manager of Building & By-Law)

Tyler Bertrand (By-law Enforcement Officer)

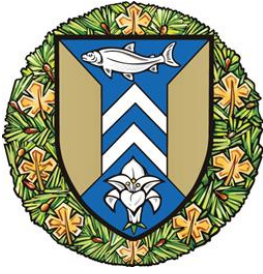
Carlee Spry (By-law Enforcement Officer)

Jack McLeod (By-Law Enforcement Officer)

Cristin Crowle (By-law Enforcement Officer)

### **B. Removal**

Fred Casselman (By-law Enforcement Officer)



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

**COUNCIL REPORT**

June 22, 2026

**TO:** Mayor Matthew Shoemaker and Members of City Council

**AUTHOR:** Francois Couture Chief Building Official

**DEPARTMENT:** Public Works and Engineering Services

**RE:** Appointment and Removal of Municipal Building Officials

---

**PURPOSE**

The purpose of this report is to provide Council with an update regarding staffing changes within the Building Division and to seek approval for the appointment and removal of municipal building officials in accordance with the *Building Code Act, 1992*.

**BACKGROUND**

Due to recent staffing and organizational changes within the Building Division, updates to the current municipal appointments are required to ensure compliance with legislative and operational requirements.

Cheyenne Dechamplain has successfully met the qualifications necessary to undertake the duties of Building Inspector and will support the continued delivery of building services and inspections.

As part of these organizational changes, Kevin Lavergne, Andrew Griffa and Glen Irwin will no longer serve in the capacity of Building Inspector, and Freddie Pozzebon will no longer serve as Chief Building Official for the Corporation of City of Sault Ste. Marie. Council approval is required to formally remove these appointments from the municipal records.

**ANALYSIS**

N/A

**FINANCIAL IMPLICATIONS**

The salary for the Building Inspectors role is consistent with the budgeted amount for this position. No additional financial impact is expected because of this appointment.

**STRATEGIC PLAN / POLICY IMPACT**

Within the Corporate Strategic Plan our focus area for Service delivery will concentrate on the delivery of excellent customer service. The Building Inspector positions are in place to allow the City of Sault Ste. Marie to have an efficient approach to Building Inspections.

**RECOMMENDATION**

It is recommended that Council approve the following actions:

That council hereby appoints Cheyenne Dechamplain as Building Inspector pursuant to the Building Code Act, 1992;

And further that council rescinds the appointment of Kevin Lavergne, Andrew Griffo and Glen Irwin as Building Inspectors;

And further that Council rescinds the appointment of Freddie Pozzebon as Chief Building Official (CBO).

By-Law 2026-107 appears under on the agenda and will be read with all by-laws under that item.

Respectfully submitted,

Francois Couture  
Chief Building Official  
705. 541 7335  
[f.couture@cityssm.on.ca](mailto:f.couture@cityssm.on.ca)

## **SCHEDULE “A”**

### **A. Appointments**

Francois Couture (Chief Building Official)

Frank Bentreovato (Manager of Building & By-Law)

Alex Rousselle (Building Inspector)

Jason Cleminson (Building Inspector)

Cheyenne DeChamplain (Building Inspector)

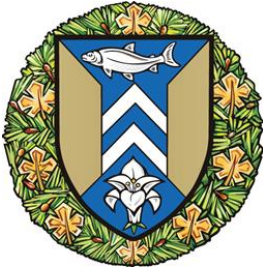
Sai Kiran Chipalthurthi (Building Inspector)

### **B. Removal**

Glen Irwin (Building Inspector)

Andrew Griffo (Building Inspector)

Kevin Lavergne (Building Inspector)



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

# COUNCIL REPORT

June 22, 2026

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Naomi Thibault, Fire Chief  
DEPARTMENT: Fire Services  
RE: Replacement of Extrication Tools

---

### Purpose

The purpose of this report is to request the use of Fire reserve funds for a set of e-draulic extrication tools up to \$75,000 and to request that the 2026 capital budget be amended to reflect this purchase. This is a replacement that was not anticipated in the 2026 capital budget.

### Background

The current extrication tool inventory at Sault Ste. Marie Fire Services (SSMFS) includes two sets of hydraulic extrication tools that have been in service for 15-25+ years, as well as two sets of e-draulic extrication tools that have been in service for 12 years. A set includes a spreader, a cutter, and a ram (otherwise known by their umbrella term “jaws of life”).

Traditional hydraulic extrication tools require hoses that are connected to a separate power unit. E-draulic extrication tools are battery-operated for immediate use, with no hoses required.

SSMFS has four frontline pumper trucks (one per station). Pumper trucks 2 and 3 are each equipped with a set of hydraulic extrication tools, while pumper trucks 1 and 4 are each equipped with a set of e-draulic extrication tools.

### Analysis

Recently, SSMFS learned that the existing hydraulic extrication tools are at or beyond their practical service life, and replacement parts for several of the older tools have been discontinued. This significantly limits the department’s ability to complete timely repairs and maintain the equipment. Additionally, as a result, the tools may no longer meet annual inspection requirements, requiring removal from service and creating a risk to frontline emergency response capability.

The current fleet includes tools that are well past their strongest warranty-supported life and, in the case of the hydraulic units, significantly beyond a typical modern frontline replacement cycle. Replacing these tools would improve operational reliability, reduce lifecycle maintenance concerns, enhance firefighter

## Replacement of Extrication Tools

June 22, 2026

Page 2.

safety, and better position the department to address modern vehicle extrication challenges.

It is recommended that the City of Sault Ste. Marie begin replacement of the current rescue tool systems with updated e-draulic platforms. A second set of e-draulic extrication tools will be requested in the 2027 budget.

### **Financial Implications**

The purchase of a set of e-draulic extrication tools will cost up to \$75,000 from Fire Services reserve funds.

### **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:

Resolved that the report of the Fire Chief dated June 22, 2026 concerning the replacement of a set of extrication tools be received and that the use of Fire reserve funds for the purchase of e-draulic extrication tools up to \$75,000 be approved and that the 2026 capital budget be amended to reflect the purchase.

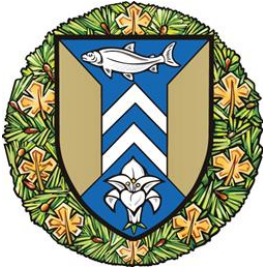
Respectfully submitted,

Naomi Thibault

Fire Chief

705.949-3333

[n.thibault@cityssm.on.ca](mailto:n.thibault@cityssm.on.ca)



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

**COUNCIL REPORT**

June 22, 2026

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Nicole Grisdale, Court Liaison Supervisor  
DEPARTMENT: Legal Department  
RE: POA Wawa Court Licence of Occupation

---

**Purpose**

The purpose of this report is to request Council approval of a Licence of Occupation (the "Agreement") between the City and The Corporation of the Municipality of Wawa (the "Municipality") for the City's use of office space to conduct Provincial Offences Court.

**Background**

As Council is aware, the City is responsible for Provincial Offences administration and prosecution. In addition to the court facility at the Civic Centre in Sault Ste. Marie, the City operates a satellite court in Wawa. Since March 21, 2001, the City has entered into Licence of Occupation agreements with the Municipality to lease space in its Municipal Office to hold court approximately once per month.

**Analysis**

The Agreement is for a term of two years, commencing July 14, 2026, and terminating on July 14, 2028. The cost of renting the facility is \$268.14 per day for each in-person Court attendance at the POA facilities payable by the City immediately upon demand by the Municipality of Wawa.

The Agreement requires that the City's Court Liaison Supervisor and the Clerk of the Municipality arrange court dates and times as soon as same are provided by the Senior Regional Justice of the Peace. The Agreement also requires that the Municipality make reasonable efforts to accommodate the City in the event that the Agreement is terminated.

**Financial Implications**

The amounts quoted above shall be increased by the annual change in the Consumer Price Index (CPI) for Canada from the previous year on March 16th of each year in the Term.

Additionally, the costs under the agreement will only be billed to the City by the Municipality of Wawa for physical use of the facility. This will reduce costs in

situations where the satellite court is conducted from the Sault Ste. Marie courtroom.

**Strategic Plan / Policy Impact / Climate Impact**

Not applicable.

**Recommendation**

It is therefore recommended that Council take the following action:

The relevant By-law 2026-101 is listed under item 12 of the Agenda and will be read with all by-laws under that item.

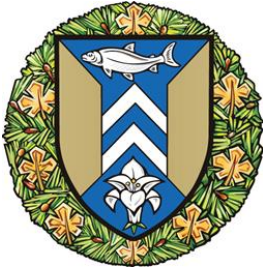
Respectfully submitted,

Nicole Grisdale

Court Liaison Supervisor

705.759-5903

[n.grisdale@cityssm.on.ca](mailto:n.grisdale@cityssm.on.ca)



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

**COUNCIL REPORT**

June 22, 2026

TO: Mayor Matthew Shoemaker and Members of City Council

AUTHOR: Melanie Borowicz-Sibenik, Assistant City Solicitor/Senior  
Litigation Counsel and Steve Zuppa Planner

DEPARTMENT: Legal Department

RE: Access to Land – 89, 0 and 0 Hudson Street – Property  
Sale

---

**Purpose**

The purpose of this report is to advise Council of the Offers to Purchase received for the sale of 89, 0 and 0 Hudson Street, legally described as follows:

PIN 31578-0239 (LT) LT 14-18 PL 1850 ST. MARY'S; PT LT 13 PL 1850 ST. MARY'S; PT LANE PL 1850 ST. MARY'S CLOSED BY T192883 PT 9 1R4122 & PT 1 1R4447; SAULT STE. MARIE, being 89 Hudson Street;

PIN 31578-0278 (LT) PT LT 17 N/S PORTAGE, PT LT 18 N/S PORTAGE TOWN PLOT OF ST. MARY'S; LT 19-22 PL 1850 ST. MARY'S; PT LANE PL 1850 ST. MARY'S CLOSED BY T192883 BEING PT 1 1R11724; SAULT STE. MARIE, being 0 Hudson Street; and

PIN 31578-0279 (LT) PT LT 17 N/S PORTAGE AND PT LT 18 N/S PORTAGE ST PL TOWN PLOT OF ST. MARY'S; PT LT 1-4 PL 1850 ST. MARY'S; PT LANE PL 1850 ST. MARY'S CLOSED BY T192883; PT LT 10-13 PL 1850 ST. MARY'S PT 5-9 & 11-13 1R4566 EXCEPT PT 1 1R11724; SAULT STE. MARIE; being also 0 Hudson Street

collectively referred to herein as the "Subject Property".

**Attachments**

Attached as Schedule "A" is a map of the Subject Property.  
Attached as Schedule "B" is a conceptual site plan for Offer 1.

**Background**

The Access to Land Program is intended to make under-utilized, surplus City-owned properties available for purchase by developers who commit to delivering new housing within a defined timeline.

On September 2, 2025, City Council approved the Access to Land Program and authorized staff to bring forth recommendations for Council to declare City-owned

properties with residential development potential as surplus and issue Calls for Submissions through a standard process.

On September 2, 2025, City Council passed By-laws 2025-129, 2025-130, and 2025-131, which collectively declared the Subject Property as surplus to the City's needs and authorized the disposition of the Subject Property. Thereafter, the City obtained a formal appraisal of the Subject Property by Thomas Campana, AACI, P. App of Shields Appraisals and Consulting Ltd.

The City further issued a "Call for Submissions" which sought proponents to bid on the disposition of the Subject Property in accordance with the Development Milestones as set out in the Call for Submissions. The Call for Submissions was listed on REALTOR.ca, the Multiple Listing Service, and the City's website, and sent via email to an established list of interested parties. Bids were accepted until 4:00 p.m. on May 8, 2026, and were to be forwarded to realtor Jamie Coccimiglio, EXIT Realty True North.

EXIT Realty True North received two Offers to Purchase in response to the Call for Submissions. The two Offers were from:

1. Raising the Roof Chez Toit
2. ISNIZE Living Developments Ltd. and Missanabie Cree Business Corporation, as a Partnership

The Offers to Purchase were evaluated by a cross-section of staff comprised from the City's Planning Department, Community Development and Enterprise Services Department, and the Legal Department.

### **Analysis**

The Offer to Purchase from Raising the Roof Chez Toit ("Raising the Roof") indicated that they will engage additional project partners, specifically, GLM Homes and Community Builders, for this project. Raising the Roof has offered to purchase the Subject Property for the sum of Three Hundred Fifty Thousand (\$350,000.00) Dollars plus HST.

Raising the Roof confirms that it accepts all of the City's Standard Terms as contained in Schedule "A" to the Call for Submissions, which shall form part of the Agreement of Purchase and Sale between the City and the successful Proponent. Raising the Roof further confirms it accepts the terms as set out in the City's Project Milestone Agreement and Option Agreement, as set out in Schedules "B" and "C" respectively, to the Call for Submissions.

### *Proponent Experience*

While the lead proponent does not appear to have completed a project of this scale previously, the submission includes a multidisciplinary team with considerable experience with larger residential projects.

The submission contains detailed company profiles, CVs for principal team members, and letters of support from five organizations and the Province of Manitoba.

### *Development Concept*

Raising the Roof proposes the development of an 80-unit, five-storey, purpose-built rental residential building containing a mix of affordable and market-rate housing. While the submission does not specify a detailed unit mix by bedroom count, it does indicate that the development will primarily consist of one- and two-bedroom units.

The proposal also includes a commercial building on the C1-zoned portion of the property, in the general location of the former bar/hotel.

A conceptual site plan was included in the submission, see Schedule B. This plan shows 86 parking spaces to be shared between the residential and commercial uses, with access from Hudson Street only. The site plan also includes amenity space, snow storage areas, and shows that the configuration can accommodate Parabus access. While the proposal does not maximize overall site density, staff note that the concept appears feasible and generally compatible with the neighbourhood, including nearby R4-zoned development.

The submission also proposes the use of panelized modular construction with off-site fabrication, together in partnership with Community Builders to support workforce training and social enterprise opportunities.

### *Affordability Commitment*

This submission includes a significant affordability commitment, with 50% of units proposed as affordable for a period of 40 years. The affordability benchmark is identified as 80% of average market rent, which surpasses the City's affordability requirement.

### ***Evaluation Results***

Based on the evaluation criteria and scoring, staff have determined that the Raising the Roof submission is stronger overall, and staff recommend that Council accept their offer. Key strengths of this submission include:

- A strong affordability commitment;
- A complete and detailed submission, including the acceptance of the City's Standard Terms, full company profiles with key personnel CVs, and reference letters;
- A moderately high level of project readiness, with few anticipated planning and zoning concerns based on the submitted conceptual site plan;
- Strong partnership structure and supporting organizations, including a value-added component that supports workforce development and skills training;

- A project schedule that matches the expectations/timelines set out in the Call for Submissions; and
- The higher financial offer to the City at \$350,000.

Overall, this submission appears to be achievable, low risk, and in line with City affordability objectives. The submission meets the City's development timelines in the Call for Submissions and does not request any extensions. Staff consider this proposal to be close to construction readiness, with few anticipated planning and regulatory concerns.

### **Financial Implications**

A report from the Chief Financial Officer and Treasurer regarding the Housing CIP Reserve fund appears elsewhere on this agenda. Net proceeds from the sale of the subject property, after deduction of applicable fees and realtor commission, are proposed to flow as part of that funding mechanism.

As this property is presently City-owned, the City does not receive any revenues from taxes. Development of the property for residential purposes is anticipated to result in additional assessment growth and ongoing municipal property tax revenues.

The proposed residential development may qualify for incentives under the City's Housing Community Improvement Plan (CIP), including a Tax Increment Equivalent Grant (TIEG), subject to eligibility requirements. Any approved TIEG would offset a portion of the incremental municipal taxes generated by the development for the duration of the incentive period.

### **Strategic Plan / Policy Impact / Climate Impact**

**Maintaining existing infrastructure:** This proposal represents infill development and residential intensification within the urban area of the City, thus promoting more efficient use of existing municipal infrastructure and services.

**Social equity:** Adequate and affordable housing is a key quality of life indicator. This proposal includes the construction of new affordable housing units, as well as an increase in the overall housing supply; thereby providing more housing options to a broader range of income levels.

**Vibrant Downtown:** This proposal represents infill development on surplus municipal lands within the First Neighbourhoods, which includes the Downtown. An increase in residential density in the Downtown can help create a vibrant, complete community where people want to live and work.

There is no climate impact.

### **Recommendation**

It is therefore recommended that Council take the following action:

The relevant By-law 2026-102 is listed under item 12 of the Agenda and will be read with all by-laws under that item.

Access to Land – 89, 0 and 0 Hudson Street – Property Sale

June 22, 2026

Page 5.

Respectfully submitted,

Melanie Borowicz-Sibenik

Assistant City Solicitor/Senior Litigation

Counsel

705.759.5403

[m.borowiczsibenik@cityssm.on.ca](mailto:m.borowiczsibenik@cityssm.on.ca)

Steve Zuppa

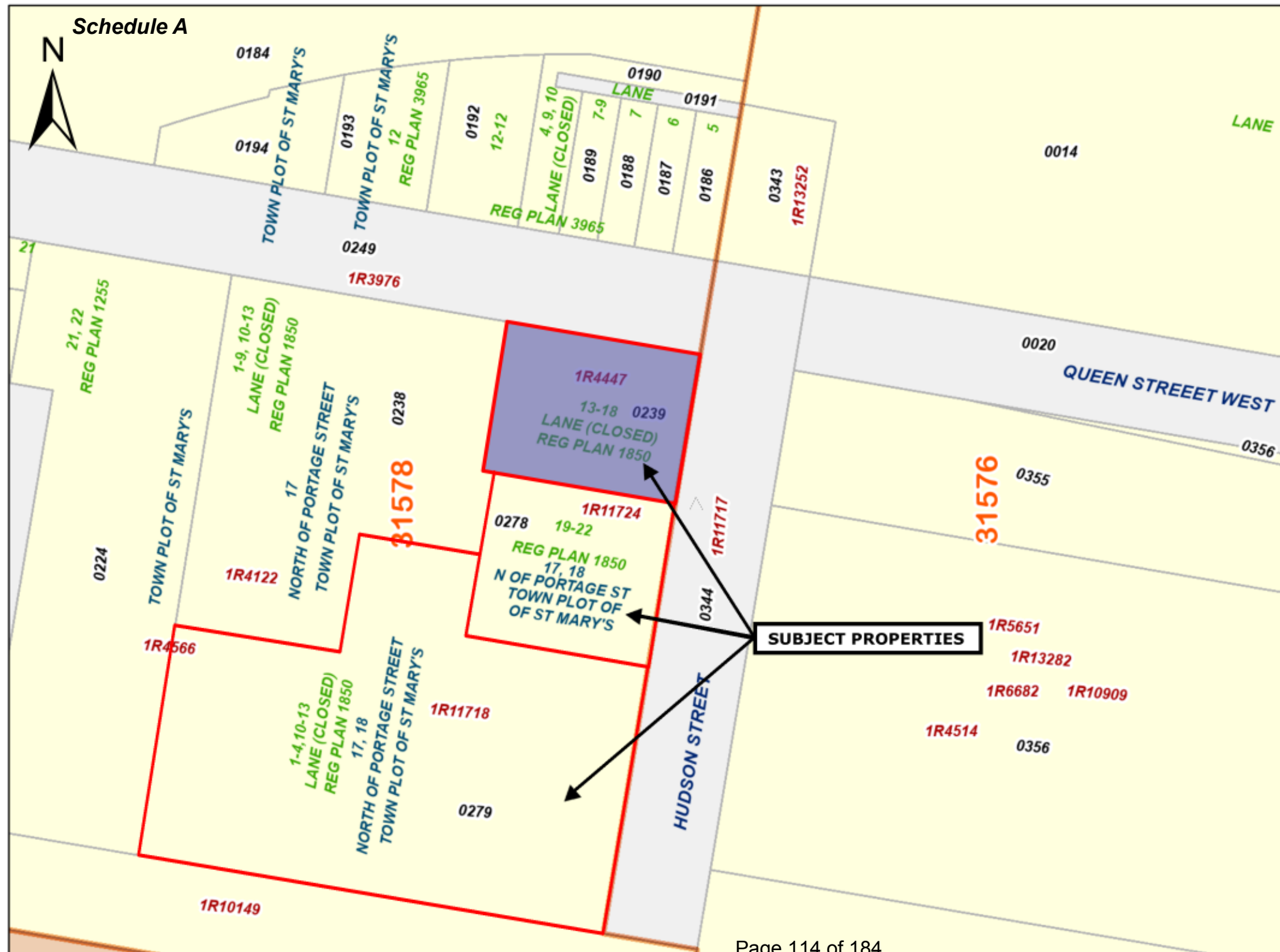
Planner

Planning and Enterprise Services

705.759.5279

[s.zuppa@cityssm.on.ca](mailto:s.zuppa@cityssm.on.ca)

\\citydata\LegalDept\Legal\Staff\LEGAL\IP - PROPERTY FILES\Property - Hudson, 89 (Sale) Studio 10 & Abutting Properties



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FOR ERIKA001

**SCALE**

## PROPERTY INDEX MAP

ALGOMA(No. 01)

### LEGEND

|                                  |                                                                                     |
|----------------------------------|-------------------------------------------------------------------------------------|
| FREEHOLD PROPERTY                |  |
| LEASEHOLD PROPERTY               |  |
| LIMITED INTEREST PROPERTY        |  |
| CONDOMINIUM PROPERTY             |  |
| RETIRED PIN (MAP UPDATE PENDING) |  |
| PROPERTY NUMBER                  | 0449                                                                                |
| BLOCK NUMBER                     | 08050                                                                               |
| GEOGRAPHIC FABRIC                |  |
| EASEMENT                         |  |

**THIS IS NOT A PLAN OF SURVEY**

## NOTES

**REVIEW THE TITLE RECORDS FOR COMPLETE  
PROPERTY INFORMATION AS THIS MAP MAY  
NOT REFLECT RECENT REGISTRATIONS**

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE  
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT  
REFERENCE PLANS ARE NOT ILLUSTRATED

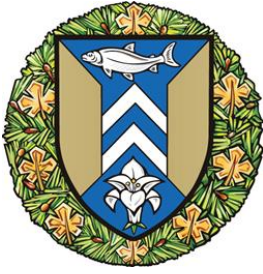


|                             |                                     |
|-----------------------------|-------------------------------------|
| Front yard                  | 5m                                  |
| Exterior side yard          | 5m                                  |
| Interior side yard          | 0m                                  |
| Abutting a Residential Zone | 1.2 for 1 storey, 1.8 for 2 storeys |
| Rear yard                   | 5m                                  |
| Abutting a Residential Zone | 10m                                 |
| Maximum building height     | 3 Storeys                           |

## All Minimums Unless Otherwise Noted

Table 20: R4 Zone Building Regulations

| Standards<br>(Minimum, unless<br>otherwise noted)       | 1 Storey                                                                                    | 2 Storeys                                                                                   | 3 Storeys                                                                                   | 4 to 5 or More<br>Storeys |
|---------------------------------------------------------|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|---------------------------|
| Lot Area                                                | 460m <sup>2</sup><br>(279m <sup>2</sup> )                                                   | 460m <sup>2</sup>                                                                           | N/A                                                                                         | N/A                       |
| Frontage                                                | 14m<br>(9m)                                                                                 | 18m                                                                                         | 23m                                                                                         | 23m                       |
| Front yard                                              | 7.5m<br>(7.5m)                                                                              | 7.5m                                                                                        | 7.5m                                                                                        | 7.5m                      |
| Exterior side yard                                      | 4m                                                                                          | 4.5m                                                                                        | 7.5m                                                                                        | 7.5m                      |
| Interior side yard                                      | 1.2m for 1 storey<br>1.8m for 2 storeys                                                     | 1.2m for 1 storey<br>1.8m for 2 storeys                                                     | 5m                                                                                          | 7.5m                      |
| The other interior<br>side yard*                        | 3m                                                                                          | 3m                                                                                          | 5m                                                                                          | 7.5m                      |
| Rear yard<br>(Rear yard setback<br>for a 1-storey bldg) | 10m<br>(1.2m)                                                                               | 10m<br>(1.2m)                                                                               | 10m<br>(1.2m)                                                                               | 10m<br>(1.2m)             |
| Maximum Lot<br>Coverage                                 | 40%<br>(60%)                                                                                | 40%<br>(60%)                                                                                | 30%<br>(60%)                                                                                | 30%                       |
| Landscaped Open<br>Space                                | N/A                                                                                         | N/A                                                                                         | 30%                                                                                         | 30%                       |
| Required Front and<br>Exterior Yard<br>Landscaping      | 50%<br>(Legally existing<br>lots in the<br>Downtown are<br>exempt from this<br>requirement) | 50%<br>(Legally existing<br>lots in the<br>Downtown are<br>exempt from this<br>requirement) | 50%<br>(Legally existing<br>lots in the<br>Downtown are<br>exempt from this<br>requirement) | 50%                       |
| Distance from any<br>other building                     | 1 metre                                                                                     | 1 metre                                                                                     | 1 metre                                                                                     | 1 metre                   |
| Minimum Number<br>of Dwelling Units                     | 2                                                                                           | 2                                                                                           | 2                                                                                           | 2                         |



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

**COUNCIL REPORT**

June 22, 2026

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Melanie Borowicz-Sibenik, Assistant City Solicitor/Senior  
Litigation Counsel and Steve Zuppa Planner  
DEPARTMENT: Legal Department  
RE: Access to Land – 84-94 Park Street – Property Sale

---

**Purpose**

The purpose of this report is to advise Council of the Offers to Purchase received for the sale of 84-94 Park Street, legally described as PIN 31494-0098(LT) LT 15-17 PL 525 RANKIN LOCATION; S/T Q530; SAULT STE. MARIE (referred to herein as the “Subject Property”).

**Attachment**

Attached as Schedule “A” is a map of the Subject Property.

**Background**

The Access to Land Program is intended to make under-utilized, surplus City-owned properties available for purchase by developers who commit to delivering new housing within a defined timeline.

On September 2, 2025, City Council approved the Access to Land Program and authorized staff to bring forth recommendations for Council to declare City-owned properties with residential development potential as surplus and issue Calls for Submissions through a standard process.

On September 2, 2025, City Council passed By-law 2025-133 which declared the Subject Property as surplus to the City’s needs and authorized the disposition of the Subject Property. Thereafter, the City obtained a formal appraisal of the Subject Property by Drew Butkovich, CRA, P.App of AREA Real Estate Appraisals.

The City further issued a “Call for Submissions” which sought proponents to bid on the disposition of the Subject Property in accordance with the Development Milestones as set out in the Call for Submissions. The Call for Submissions was listed on REALTOR.ca, the Multiple Listing Service, and the City’s website, and sent via email to an established list of interested parties. Bids were accepted until 4:00 p.m. on May 8, 2026, and were to be forwarded to Realtor Jamie Coccimiglio, EXIT Realty True North.

EXIT Realty True North received two Offers to Purchase in response to the Call for Submissions. The two Offers were from:

1. BT Construction Group (SSM) Ltd. c/o David Toppan
2. Ficmar Builders Inc.

The Offers to Purchase were evaluated by a cross-section of staff comprised from the City's Planning Department, Community Development and Enterprise Services Department, and the Legal Department.

### **Analysis**

BT Construction Group Ltd. c/o David Toppan ("BT Construction") has offered to purchase the Subject Property for the sum of \$40,000 plus HST.

BT Construction confirms that it accepts all of the City's Standard Terms as contained in Schedule "A" to the Call for Submissions, which shall form part of the Agreement of Purchase and Sale between the City and the successful Proponent. BT Construction further confirms it accepts the terms as set out in the City's Project Milestone Agreement and Option Agreement, as set out in Schedules "B" and "C" respectively, to the Call for Submissions.

### *Proponent Experience*

BT Construction has demonstrated experience in residential development in the City and cited a number of directly comparable projects, including 60 North Eden Street and 77 Ruth Street. The submission was further supported by the inclusion of references and the CV of the lead applicant.

### *Development Concept*

The submission proposes the development of five or six one-storey townhouse units intended as purpose-built rental housing. The units are proposed to be offered at market-rate and thereby not meet the City's definition of "affordable" rental units. A conceptual site plan was not included with the submission, however, the proponent indicated that they intend to consult with City staff to ensure that the final unit configuration meets zoning and other municipal requirements.

The submission places emphasis on low-maintenance living, accessibility, and housing that supports aging in place through slab-on-grade construction and barrier-free design features. One or two units are proposed to be fully accessible, exceeding the minimum Ontario Building Code requirements for accessibility.

The submission also references enhanced thermal insulation, energy-efficient windows and doors, and prefabricated modular construction methods as value-added features.

### ***Evaluation Results***

Based on the evaluation criteria and scoring, staff have determined that the BT Construction submission is stronger overall, and staff recommend that Council accept their offer. Key strengths of this submission include:

- A project schedule was included that matches the expectations/timelines set out in the Call for Submissions, including a commitment to apply for building permits for all units within the desired timeframe.
- BT Construction indicated that they accept the City's Standard Terms as set out in Schedules "A", "B", and "C".
- The submission was relatively comprehensive, despite not including a conceptual site plan, and contained company information, CVs, and references.
- At least one unit is proposed to exceed minimum Ontario Building Code accessibility requirements through the inclusion of fully barrier-free design features.
- BT Construction clearly identified that the units are to be purpose-built rentals.

For these reasons, staff are satisfied that the BT Construction offer provides the overall strongest submission and best advances the City's development objectives for this property. The proposed residential development supports the objectives of the City's Housing Action Plan and will help address local housing needs. It is important to note that the "Offer Amount" is a lower-scoring factor in the Access to Land Program evaluation matrix (accounting for 7.5 points out of 100).

### **Financial Implications**

A report from the Chief Financial Officer and Treasurer regarding the Housing CIP Reserve fund appears elsewhere on this agenda. Net proceeds from the sale of the subject property, after deduction of applicable fees and realtor commission, are proposed to flow as part of that funding mechanism.

As this property is presently City-owned, the City does not receive any revenues from taxes. Development of the property for residential purposes is anticipated to result in additional assessment growth and ongoing municipal property tax revenues.

Depending on the number of units constructed and the final lot configuration, the proposed residential development may qualify for incentives under the City's Housing Community Improvement Plan (CIP), including a Tax Increment Equivalent Grant (TIEG). Any approved TIEG would offset a portion of the incremental municipal taxes generated by the development for the duration of the incentive period.

**Strategic Plan / Policy Impact / Climate Impact**

Maintaining existing infrastructure: This proposal represents infill development and residential intensification within the urban area of the City, thus promoting more efficient use of existing municipal infrastructure and services.

There is no climate impact.

**Recommendation**

It is therefore recommended that Council take the following action:

The relevant By-law 2026-103 is listed under item 12 of the Agenda and will be read with all by-laws under that item.

Respectfully submitted,

Melanie Borowicz-Sibenik  
Assistant City Solicitor/Senior  
Litigation Counsel  
705.759.5403  
[m.borowiczsibenik@cityssm.on.ca](mailto:m.borowiczsibenik@cityssm.on.ca)

Steve Zuppa  
Planner  
Planning & Enterprise Services  
705.759.5279  
[s.zuppa@cityssm.on.ca](mailto:s.zuppa@cityssm.on.ca)

## ALGOMA(No. 01)

FREEHOLD PROPERTY  
LEASEHOLD PROPERTY  
LIMITED INTEREST PROPERTY  
CONDOMINIUM PROPERTY  
RETIRED PIN (MAP UPDATE PENDING)  
PROPERTY NUMBER  
BLOCK NUMBER  
GEOGRAPHIC FABRIC  
EASEMENT

**THIS IS NOT A PLAN OF SURVEY**

## NOTES

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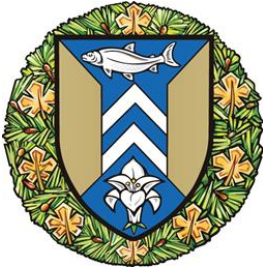
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REFERENCE PLANS UNDERLYING MORE RECENT  
REFERENCE PLANS ARE NOT ILLUSTRATED





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

**COUNCIL REPORT**

June 22, 2026

TO: Mayor Matthew Shoemaker and Members of City Council

AUTHOR: Melanie Borowicz-Sibenik, Assistant City Solicitor/Senior  
Litigation Counsel and Steve Zuppa, Planner

DEPARTMENT: Legal Department

RE: Access to Land – 72 Corey Avenue – Property Sale

---

**Purpose**

The purpose of this report is to advise Council of the Offer to Purchase received for the sale of 72 Corey Avenue, legally described as PIN 31504-0364(LT) WIBER ST PL H436 TARENTORUS N/S COREY AV PL H436; SAULT STE. MARIE (the “Subject Property”).

**Attachments**

Attached as Schedule “A” is a map of the Subject Property.

**Background**

The Access to Land Program is intended to make under-utilized, surplus City-owned properties available for purchase by developers who commit to delivering new housing within a defined timeline.

On September 2, 2025, City Council approved the Access to Land Program and authorized staff to bring forth recommendations for Council to declare City-owned properties with residential development potential as surplus and issue Calls for Submissions through a standard process.

On September 2, 2025, City Council passed By-law 2025-132, which declared the Subject Property as surplus to the City’s needs and authorized the disposition of the Subject Property. Thereafter, the City obtained a formal appraisal of the Subject Property by Drew Butkovich, CRA, P.App of AREA Real Estate Appraisals.

The City further issued a “Call for Submissions” which sought proponents to bid on the disposition of the Subject Property in accordance with the Development Milestones as set out in the Call for Submissions. The Call for Submissions was listed on REALTOR.ca, the Multiple Listing Service, and the City’s website. Bids were accepted until 4:00 p.m. on May 8, 2026 and were to be forwarded to Realtor Jamie Coccimiglio, EXIT Realty True North.

EXIT Realty True North received one (1) Offer to Purchase in response to the Call for Submissions. The Offer was evaluated by a cross-section of staff comprised

from the City's Planning Department, Community Development and Enterprise Services Department, and the Legal Department.

### **Analysis**

The abutting property owners located at 68 Corey Avenue, being Gary and Marla Fahrer ("Fahrers"), submitted the sole Offer to Purchase. The Fahrers have offered to purchase the Subject Property for the sum of 65,653.00. HST is in addition as per the Call for Submissions.

The Fahrers advised that they would initially use the Subject Property as an extension of their property. At a future date, they would look to work with a contractor to build a single-family home on the Subject Property. As such, there is no immediate intent to build or commitment to build within a certain timeframe.

The Fahrers offer accepts a modified version of the City's Standard Terms, as set out in Schedule "A" to the Call for Submissions, which forms part of the Agreement of Purchase Sale between the City and the successful Proponent. Specifically, provisions related to development obligations, timelines, or a buy-back option are to be removed. Further, given the Fahrers intentions regarding the Subject Property, the Project Milestone Agreement and Option Agreement are not relevant to the Offer as presented.

### **(c) Evaluation Results**

This was the only bid received for the Subject Property. No submissions were received from builders or developers proposing immediate construction of housing on the site.

It is important to note that the Fahrers had approached the City in the past to purchase the property for the purpose of a lot extension. That request was not supported at the time, given the property's residential potential and the City's goal of facilitating housing creation through the Housing Action Plan.

Although this offer does not fully conform to the City's Standard Terms attached to the Call for Submissions, particularly with respect to development obligations, timing requirements, and the City's buy-back provisions, staff are of the opinion that the offer warrants consideration for four reasons:

- 1) There were no alternative bids for the property, despite being publicly offered through a competitive call and being marketed through various means.
- 2) While this proposal does not immediately contribute to the City's goal of housing creation, the sale of the property does not preclude future residential development. As a lot extension, there is still potential for future residential intensification, including an additional dwelling unit. The Fahrers have indicated that they are interested in constructing a residential unit at a later date.

- 3) The subject property has relatively limited residential development potential (with capacity for only a small-scale development of one to two units) as compared to other larger properties that may be considered for the Access to Land Program. For larger properties with greater multi-unit residential potential, staff may be more likely to recommend re-marketing the property if only non-conforming submissions that do not propose housing development are received. For smaller infill lots such as the subject property, non-conforming bids may still represent a reasonable outcome based on the property's limited residential potential and the absence of competing bids.
- 4) The offered purchase price (\$63,653) represents fair value for the City. Net proceeds from the sale of the subject property are proposed to be put towards grant funding for other housing developments in the City through the Housing Community Improvement Plan (CIP).

It is staff's recommendation that Council accept the Fahrers offer to purchase the Subject Property and that staff be directed to prepare and finalize an Agreement of Purchase and Sale using the Standard Terms as set out in Schedule "A" to the Call for submissions, except for the provisions related to development obligations, timelines, or a buy-back option.

### **Financial Implications**

A report from the Chief Financial Officer and Treasurer regarding the Housing CIP Reserve fund appears elsewhere on this agenda. Net proceeds from the sale of the subject property, after deduction of applicable fees and realtor commission, are proposed to flow as part of that funding mechanism.

As this property is presently City-owned, the City does not receive any revenues from taxes. Upon the sale, the property would become taxable and generate municipal property tax revenue, even if the lands remain vacant. Future development of the property for residential purposes would result in additional assessment growth and ongoing municipal property tax revenues.

### **Strategic Plan / Policy Impact / Climate Impact**

Maintaining existing infrastructure: The proponents have indicated that they are interested in residential development of the subject property sometime in the future. This represents infill development and residential intensification within the urban area of the City, thus promoting more efficient use of existing municipal infrastructure and services.

There is no climate impact.

### **Recommendation**

It is therefore recommended that Council take the following action:

The relevant By-law 2026-104 is listed under item 12 of the Agenda and will be read with all by-laws under that item.

Access to Land – 72 Corey Avenue – Property Sale

June 22, 2026

Page 4.

Respectfully submitted,

Melanie Borowicz-Sibenik

Assistant City Solicitor/Senior Litigation

Counsel

705.759.5403

[m.borowiczsibenik@cityssm.on.ca](mailto:m.borowiczsibenik@cityssm.on.ca)

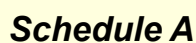
Steve Zuppa

Planner

Planning and Enterprise Services

705.759.5279

[s.zuppa@cityssm.on.ca](mailto:s.zuppa@cityssm.on.ca)



**1R4455**

SUBJECT PROPERTY

**COREY AVENUE**

ServiceOntario

PRINTED ON 14 APR, 2025 AT 09:16:12  
FOR ERIKA001

**SCALE**

### LEGEND

FREEHOLD PROPERTY  
LEASEHOLD PROPERTY  
LIMITED INTEREST PROPERTY  
CONDOMINIUM PROPERTY  
RETIRED PIN (MAP UPDATE PENDING)  
PROPERTY NUMBER  
BLOCK NUMBER  
GEOGRAPHIC FABRIC  
EASEMENT

0449  
**08050**

## NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE  
PROPERTY INFORMATION AS THIS MAP MAY  
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE  
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

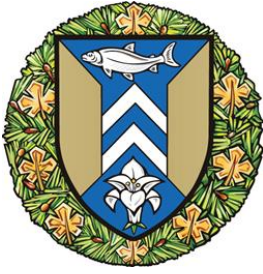
REFERENCE PLANS UNDERLYING MORE RECENT  
REFERENCE PLANS ARE NOT ILLUSTRATED

## PROPERTY INDEX MAP

ALGOMA(No. 01)

**THIS IS NOT A PLAN OF SURVEY**





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

**COUNCIL REPORT**

June 22, 2026

TO: Mayor Matthew Shoemaker and Members of City Council

AUTHOR: Melanie Borowicz-Sibenik, Assistant City Solicitor/Senior  
Litigation Counsel

DEPARTMENT: Legal Department

RE: Deeming By-law – Dave Brown Subdivision Plan 1703, 603  
and 605 Shafer Avenue

---

**Purpose**

The purpose of this report is to bring to Council a request received from Jason Newman and Keirsten Newman, the owners of the property legally described as LT 154-155 PL 1703 KORAH; PT LANE PL 1703 KORAH CLOSED BY T329102, PT 20 1R8200; S/T T329966, T331007E; SAULT STE. MARIE (the “Subject Property”).

**Attachment**

Attached as Schedule “A” is a map of the Subject Property.

**Background**

Jason Newman and Keirsten Newman, the owners of the Subject Property which is known municipally as civics 603 and 605 Shafer Avenue, have requested that the City pass a Deeming By-law under Section 50(4) of the *Planning Act*. The effect of the Deeming By-law, once it is registered on title, would result in this property being treated as one block of land, and they could no longer be sold as individual lots without the by-law being repealed or by a Committee of Adjustment severance approval.

**Analysis**

The request has been circulated to the Director of Planning, the Chief Building Official, the Intern – Municipal Services Engineer and the Secretary-Treasurer, Committee of Adjustment, none of whom have an objection to the request that a Deeming By-law be passed in respect of these properties.

**Financial Implications**

Approval of this report will not impact municipal finances.

**Strategic Plan / Policy Impact / Climate Impact**

Not applicable.

Deeming By-law – Dave Brown Subdivision Plan 1703, 603 and 605 Shafer Avenue  
June 22, 2026  
Page 2.

**Recommendation**

It is therefore recommended that Council take the following action:

The relevant By-law 2026-108 is listed under item 12 of the Agenda and will be read with all by-laws under that item.

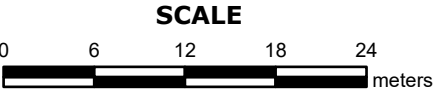
Respectfully submitted,

Melanie Borowicz-Sibenik  
Assistant City Solicitor/Senior  
Litigation Counsel  
705.759.5403  
[m.borowiczsibenik@cityssm.on.ca](mailto:m.borowiczsibenik@cityssm.on.ca)

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FOR SDAVEY01



**PROPERTY INDEX MAP**  
ALGOMA(No. 01)

**LEGEND**

|                                  |       |
|----------------------------------|-------|
| FREEHOLD PROPERTY                |       |
| LEASEHOLD PROPERTY               |       |
| LIMITED INTEREST PROPERTY        |       |
| CONDOMINIUM PROPERTY             |       |
| RETIRED PIN (MAP UPDATE PENDING) |       |
| PROPERTY NUMBER                  | 0449  |
| BLOCK NUMBER                     | 08050 |
| GEOGRAPHIC FABRIC                |       |
| EASEMENT                         |       |

**THIS IS NOT A PLAN OF SURVEY**

**NOTES**

**REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS**

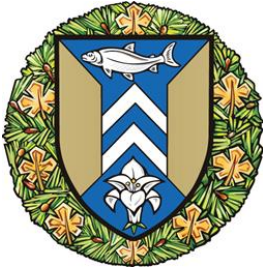
THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED





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

**COUNCIL REPORT**

June 22, 2026

TO: Mayor Matthew Shoemaker and Members of City Council

AUTHOR: Melanie Borowicz-Sibenik, Assistant City Solicitor/Senior Litigation Counsel

DEPARTMENT: Legal Department

RE: Deeming By-law – Sault Ste. Marie Park Subdivision Plan 7602, Kingsford Road and Brunswick Avenue (Neilo Delbianco)

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**Purpose**

The purpose of this report is to bring to Council a request received from Matthew Battisti, Solicitor for Neilo Delbianco, the owner of the properties legally described as LT 499 PL 7602 KORAH; PT LANE PL 7602 KORAH CLOSED BY T361776, PT 3 1R8920; S/T T363099, T363918E; SAULT STE. MARIE and LT 500-501 PL 7602 KORAH; PT LANE PL 7602 KORAH CLOSED BY T361776, PT 2 1R8920; S/T T363099, T363919E; SAULT STE. MARIE (the “Subject Property”).

**Attachment**

Attached as Schedule “A” is a map of the Subject Property.

**Background**

Mr. Battisti, Solicitor for Neilo Delbianco, the owner of the Subject Property, which is known municipally as civic 262 Kingsford Road, has requested that the City pass a Deeming By-law under Section 50(4) of the *Planning Act*. The effect of the Deeming By-law, once it is registered on title, would result in these properties being treated as one block of land, and they could no longer be sold as individual lots without the by-law being repealed or by a Committee of Adjustment severance approval.

**Analysis**

The request has been circulated to the Director of Planning, the Chief Building Official, the Intern – Municipal Services Engineer and the Secretary-Treasurer, Committee of Adjustment, none of whom have an objection to the request that a Deeming By-law be passed in respect of these properties.

**Financial Implications**

Approval of this report will not impact municipal finances.

**Strategic Plan / Policy Impact / Climate Impact**

Not applicable.

Deeming By-law – Sault Ste. Marie Park Subdivision Plan 7602, Kingsford Road  
and Brunswick Avenue (Neilo Delbianco)

June 22, 2026

Page 2.

**Recommendation**

It is therefore recommended that Council take the following action:

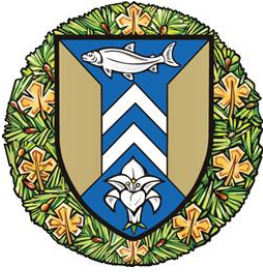
The relevant By-law 2026-109 is listed under item 12 of the Agenda and will be read with all by-laws under that item.

Respectfully submitted,

Melanie Borowicz-Sibenik  
Assistant City Solicitor/Senior  
Litigation Counsel  
705.759.5403  
[m.borowiczsibenik@cityssm.on.ca](mailto:m.borowiczsibenik@cityssm.on.ca)

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(Neilo Delbianco).docx





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

**COUNCIL REPORT**

June 22, 2026

TO: Mayor Matthew Shoemaker and Members of City Council

AUTHOR: Melanie Borowicz-Sibenik, Assistant City Solicitor/Senior  
Litigation Counsel

DEPARTMENT: Legal Department

RE: Property Sale – Part 746 Shafer Avenue (Christopher  
Caldwell and Nicole Caldwell)

---

**Purpose**

The purpose of this report is to advise Council of an offer received for the sale of Part 746 Shafer Avenue.

**Attachment**

Attached as Schedule “A” is a map of the subject property (“Property”).

**Background**

On November 17, 2025 By-law 2025-161 declared the Property surplus to the City’s needs and approved the disposition of same.

Negotiations thereafter ensued to establish a value for the Property. The City obtained a formal valuation from Century 21 which estimated the market value of this Property to be \$2,500. Chris Caldwell has offered to purchase the Property for the amount specified in the formal valuation obtained by the City. The intended use of the Property is to install a privacy wall/fence along a portion of the proposed property line, plant a garden, erect a moveable shed, or possibly construct a small garage in future.

The sale of the Property was advertised on the City’s web page advising that the City wished to sell to the abutting owner. No comments or objections were received.

**Analysis**

If the City decides to dispose of the Property, it would be consistent with the City’s plan to dispose of surplus property.

**Financial Implications**

As the Property is presently City owned the City does not receive any revenues from taxes. Upon sale of the Property it may be assessable depending upon its ultimate use. Mr. Caldwell would also be responsible for the costs of the Reference Plan to denote the Property for the sale.

Property Sale – Part 746 Shafer Avenue (Christopher Caldwell and Nicole Caldwell)

June 22, 2026

Page 2.

**Strategic Plan / Policy Impact / Climate Impact**

Not applicable.

**Recommendation**

It is therefore recommended that Council take the following action:

The relevant By-law 2026-100 is listed under item 12 of the Agenda and will be read with all by-laws under that item.

Respectfully submitted,

Melanie Borowicz-Sibenik

Assistant City Solicitor/Senior Litigation Counsel

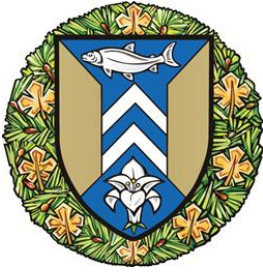
705.759.5403

[m.borowiczsibenik@cityssm.on.ca](mailto:m.borowiczsibenik@cityssm.on.ca)

ep \\citydata\LegalDept\Legal\Staff\LEGAL\IP - PROPERTY FILES\Property - Shafer Avenue, Part 746 (Sale to Chris Caldwell)

PLAN T79123 (P-2256-41)





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

**COUNCIL REPORT**

June 22, 2026

TO: Mayor Matthew Shoemaker and Members of City Council

AUTHOR: Peter Tonazzo, Director of Planning

DEPARTMENT: Community Development and Enterprise Services

RE: Process for Obtaining Municipal Support Resolutions  
(MSRs) for Independent Electrical System Operator (IESO)  
applications

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**Purpose**

The purpose of this report is to present a defined process to consider requests for a Municipal Support Resolution (MSR) for electricity projects seeking to participate in the Independent Electricity System Operator's (IESO) long-term procurement process.

**Analysis**

The IESO's long-term procurement process is Ontario's competitive process for securing new electricity generation, storage, and other eligible resources needed for future reliability. A key feature of IESO's process is proof of municipal support. The municipal support resolution is not the approval of the project itself; it is a required input that allows a proposal to be considered by the IESO under the procurement rules.

The latest IESO LT2 proposal submission windows closed in October and December 2025. The IESO has indicated that additional LT2 submission windows are expected in the future, however specific timing has not been published as of the drafting of this report.

Over the past several years, Council has received several requests to provide MSRs in connection with local proposals. Some of these projects were successful in securing an MSR, while others were not. In reviewing these requests, staff communicated best practices regarding consultation, information disclosure, and submission requirements. In the absence of a formally approved municipal process, these recommended practices were not mandatory, resulting in varied quality and completeness of submissions brought forward for Council's consideration.

Recognizing that proposed electricity generation facilities and related infrastructure bring potential land use impacts, the proposed guidelines are

generally modeled after the rezoning process. The proposed process is intended to provide a clear and consistent framework for application submission, review, circulation, and public consultation, while maintaining the distinction between Council's consideration of a Municipal Support Resolution and any subsequent planning or regulatory approvals that may be required if the project is approved by IESO.

It is specifically recognized that MSRs occur very early in the process. As such, various impact studies are not necessarily required as part of an MSR application, however should they be warranted, the process does allow for staff to require such studies as part of a complete application. For example, if a proponent were proposing a wind farm in an urban area surrounded by sensitive land uses, which from a land use perspective might be difficult to support, certain land use compatibility studies would be appropriate at the outset. Furthermore, where significant concerns are raised during the MSR process, staff may not be in a position to support an MSR request.

The proposed process also outlines clear expectations with regard to Municipal Benefits Agreements, which must be in place prior to obtaining an MSR.

It is recommended that an application fee of \$4,000 be implemented through the User Fees By-law. The fee is consistent with that of a combined Rezoning/Official Plan Amendment application and will cover staff resources required to process the application, attend public meeting(s), prepare the MSR and covering report, and negotiate and prepare Municipal Benefits Agreements.

#### *Municipal Scan*

Staff's review indicates that municipal practice across Ontario is evolving. A relatively small number of municipalities have adopted formal local protocols to guide the consideration of MSR requests. The Cities of Hamilton and Timmins, the Township of Ramara, and Haldimand County each have developed their own municipal processes, which are generally consistent with what is proposed.

Although some municipalities, including Hamilton, have incorporated high-level locational criteria into their Municipal Support Resolution processes, such as minimum setbacks from sensitive land uses and preferences for industrially designated lands, staff prefer to address such matters later in the approval process. In staff's view, the purpose of a Municipal Support Resolution is to determine whether a proposal should be supported for participation in an IESO procurement process, rather than to conclusively resolve all land use planning considerations at the outset. This is not to suggest that such matters are irrelevant at the Municipal Support Resolution stage; rather, any report to Council recommending approval or refusal would identify known planning, compatibility, infrastructure, servicing, or other issues that may need to be addressed should the project proceed further. In some cases, those issues may be significant enough to

warrant the submission of supporting studies at the outset or to lead staff to recommend that a Municipal Support Resolution not be provided.

#### *Consultation*

Staff consulted with PUC and a number of proponents that previously received Municipal Support Resolutions from Council. Overall, feedback supported establishing a clear, consistent, and transparent approach to the submission and review of future requests.

Public consultation was not undertaken as part of the development of the proposed process because the report does not seek approval of any specific project or land use change. Rather, it establishes an administrative framework to guide how future requests for Municipal Support Resolutions will be submitted, reviewed, and brought forward for Council's consideration. Each request for an MSR requires a public consultation component, as outlined in the proposed process.

#### **Financial Implications**

Implementing an MSR protocol is operational in nature and does not have any incremental impacts on Municipal finances. The proposed user fee will offset staff costs to review and process applications.

#### **Strategic Plan/Policy Impact**

The proposed process supports the Corporate Strategic Plan by promoting transparent decision-making, consistent service delivery, and responsible long-range planning. By establishing clear submission requirements, review steps, and public consultation expectations for MSR requests, the City will be better positioned to make informed decisions, manage growth-related and land use considerations, and support economic opportunities in a manner that is orderly, accountable, and aligned with community interests.

#### **Recommendation**

It is therefore recommended that Council take the following action:

Resolved that the report of the Director of Planning, dated June 22, 2026 concerning Process for Obtaining Municipal Support Resolutions (MSRs) for Independent Electrical System Operator (IESO) applications be received and that Council:

1. Adopt the attached 'Process for Obtaining a Municipal Support Resolution for an IESO Application'; and
2. Amend User Fees and Service Charges By-law 2025-153 by adding a new \$4,000 application fee for an MSR in support of an IESO application.

Respectfully submitted,

Peter Tonazzo  
Director of Planning

Process for Obtaining a Municipal Support Resolution for an Independent Electric  
Safety Authority Application  
June 22, 2026  
Page 3.

705.759.2780  
[p.tonazzo@cityssm.on.ca](mailto:p.tonazzo@cityssm.on.ca)



# **City of Sault Ste. Marie**

## **Process for Obtaining a Municipal Support Resolution for an IESO Application**

### **Sault Ste. Marie Planning Division**

#### **Contact:**

Sault Ste. Marie Planning Division  
705-759-5368  
[planning@cityssm.on.ca](mailto:planning@cityssm.on.ca)

June 2026



## PURPOSE

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This document outlines the City of Sault Ste. Marie's process and requirements to consider requests for a Municipal Support Resolution (MSR) for a proposed electricity generation or other eligible project seeking to participate in the Independent Electricity System Operator's (IESO) long-term procurement process.

## GENERAL APPROACH TO MSR'S IN SUPPORT OF IESO APPLICATIONS

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The City of Sault Ste. Marie recognizes the importance of new electricity supply, including renewable and other low-emissions generation projects, battery energy storage systems, and related energy infrastructure, in supporting energy reliability, economic development, and broader decarbonization objectives. The City is generally supportive of appropriately located and well-planned projects of this nature and acknowledges that, within the IESO's long-term procurement framework, a Municipal Support Resolution is requested at a very early stage of project development, prior to the completion of detailed design and the full range of applicable technical, environmental, land use, and regulatory review processes. Accordingly, the issuance of such a resolution, if granted by Council, should be understood as an expression of preliminary municipal support for the proponent's participation in the applicable IESO procurement process only, and not as confirmation of the City's approval of the project in its final form or of any subsequent municipal or other approvals that may be required.

## APPLICATION PROCESS

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### 1. Pre-consultation:

Pre-consultation with City Staff is strongly encouraged prior to making a formal application. During the pre-consultation, appropriate city staff can be circulated for preliminary comments and where required, a meeting with relevant staff and outside agencies can be convened. Complete application requirements will be determined during pre-consultation.

### 2. Indigenous Consultation

Proponents are strongly encouraged to begin dialogue with local indigenous peoples early in the process. Sault Ste. Marie is within the traditional territory of the Batchewana First Nation, Garden River First Nation and Metis Nation of Ontario. City staff will provide contact information upon request.

### 3. Formal Application and Circulation

I. A complete application will include the following information:

- a) Completed application form and payment of required fees, as outlined in the City's User Fee's By-law
- b) Draft Site Plan
- c) Project Summary
- d) Written confirmation from subject property owner(s) indicating support for the project. Where a project is proposed on Municipally owned property, written approval is not required at this stage and will be handled separately



- II. In most cases additional studies will not be required, however the City reserves the right to request additional studies as part of the MSR process. Additional study requirements will be determined through pre-consultation and may include, but are not limited to
  - a) Fire safety plan
  - b) Environmental Impact Assessment.
  - c) Maintenance, decommission, disposal plan.
  - d) Copy of IESO deliverability test.
  - e) Land use compatibility studies.
- III. City Staff will circulate the complete application package to various Municipal Departments and outside agencies, for comments. The circulation may include, but is not limited to:
  - a) Planning Division
  - b) Engineering Division
  - c) Building Division
  - d) Legal Division
  - e) Public Works
  - f) Economic Development Department
  - g) Community Services
  - h) Fire Services
  - i) Public Utilities Commission
  - j) Sault Ste. Marie Region Conservation Authority
  - k) Any other city department, agency or abutting community the City deems necessary to circulate, based upon site and project specific circumstances.

At the conclusion of the circulation, all comments received will be forwarded to the proponents for review and follow-up should significant concerns be raised.

#### **4. Municipal Benefits Agreement**

Prior to scheduling the project at a Council meeting, all non-municipally owned proponents will be required to enter into a Municipal Benefits Agreement with the City of Sault Ste. Marie. The following minimum community benefit payments are expected, starting at the project's commercial operation date (COD) and ongoing annually for the life of the power purchase agreement or as defined by IESO, unless otherwise specifically stated below:

- I. Annual payment of \$3,000 per MW
- II. Establishment of an annual 'Community Based Fund' of \$10,000 per year during the project's construction and up to the COD, which community-based organizations can apply to and receive funding.
- III. Establishment of an annual 'Community Based Fund' of \$25,000 per year, commencing at the COD, which community-based organizations can apply to and receive funding.



## **5. Public consultation**

After an application has been deemed complete and prior to scheduling a Council meeting for a Municipal Support Resolution, proponents are required to hold at least one public meeting.

- I. Public Notice shall be provided in the following manner:
  - a) Mail-out to all property owners within 500m of the subject property(s), measured lot line to lot line. The City will provide the proponent with mailing labels.
  - b) Invitations to applicable Ward Councillors
- II. Public notice shall include:
  - a) The time, date and location of the public meeting,
  - b) A description of the proposed project, site plan and a map clearly identifying the property(s) upon which the project is proposed to occupy.
  - c) Contact information of the proponents, so the public can obtain further information or provide comments should they be unable to attend the public meeting.
  - d) Public notice shall be mailed to all property owners at least 20-days prior to the scheduled public meeting.
  - e) To the greatest extent possible, the location of the public meeting shall be near the area in which the project is proposed. City staff can assist in identifying appropriate locations to host the public meeting, with special regard for accessibility.
- III. During the public meeting:
  - a) Materials shall be made available such as project description, site plan(s) and renderings of the proposed project.
  - b) The proponent or representatives thereof shall be present to answer any questions.
  - c) A sign-in sheet shall be utilized to track attendance, contact information, and clear communication, asking attendees if they wish to be notified of any further information as the project progresses, including notification of when the matter will be scheduled for a Municipal Support Resolution at Council.
  - d) The proponent shall provide City Staff with a summary of public meeting, how many attended, what concerns were raised, if any, and responses to those concerns, if any.

## **6. City Council Decision: Issuance of a Municipal Support Resolution**

- I. Once an application has been deemed complete, public consultation has concluded, and a Municipal Benefits Agreement has been entered into, staff will schedule a Council meeting.
- II. Staff will prepare a report summarizing the project, staff/agency comments and the public consultation process to date. The report will include a recommendation to either approve or deny the proponents' Municipal Support Resolution request.
- III. The recommendation to approve or deny the request will be communicated well in advance to proponents, as well as any additional steps or project amendments required to obtain a positive staff recommendation.



- IV. Proponents should be prepared to attend the Council meeting to answer any questions Council may have. Although in-person attendance is preferred, virtual attendance (via Zoom) is an option.

## **7. Additional Approvals**

As previously noted, the City of Sault Ste. Marie recognizes that Municipal Support Resolutions are an early step in a comprehensive process. Therefore, obtaining an MSR does not constitute support or approval for any future Planning Act, Building Code Act or any other Municipal approval required to facilitate construction of the project. Such approvals are separate from the MSR process unless specifically noted in the documentation that forms part of the Council agenda where the MSR is granted.

## Proponent Engages in Pre-Consultation with City

(City will respond to initial contact for pre-consultation within 2 business days, preliminary comments and complete application requirements will be provided within 2 weeks)

Early contact with City Staff is strongly encouraged to ensure that IESO application deadlines can be achieved. The timelines provided are a general commitment from the City, however incomplete information and applications, as well as other site-specific, organizational and scheduling factors may result in delays.

Proponent Submits a  
Formal Application  
to the City

Application is Deemed Complete  
(application will be deemed complete within  
3 business days)

Circulation to Relevant City Staff and  
External Agencies

(The application will be circulated, and comments will be  
received within 3 weeks)

Indigenous Communication  
(Can Happen Any Time Before  
Municipal Support Resolution)

Community Benefits Agreement  
(Must Happen Prior to Municipal Support  
Resolution)

Public Consultation

(Notice must be mailed at least 20-days  
before public open house)

Municipal Support  
Application is Presented to  
Council

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**

**BY-LAW NO. 2026-100**

**PROPERTY SALE**: A by-law to authorize the sale of surplus property being part of civic 746 Shafer Avenue, legally described in PIN 31570-0165 (LT) to Christopher Caldwell and Nicole Caldwell.

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

1. **LANDS DECLARED SURPLUS**

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

2. **SALE AUTHORIZED**

The Corporation of the City of Sault Ste. Marie shall sell the lands more particularly described in the attached Schedule “A” to Christopher Caldwell and Nicole Caldwell or as otherwise directed at the consideration shown and upon the conditions set out in Schedule “A”.

3. **EXECUTION OF DOCUMENTS**

The City Solicitor is hereby authorized by By-law 2018-55 for and in the name of the Corporation to execute and to affix the seal of the Corporation to all documents required to complete the sale.

4. **SCHEDULE “A”**

Schedule “A” hereto forms a part of this by-law.

5. **EFFECTIVE DATE**

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

**PASSED** in open Council this 22<sup>nd</sup> day of June, 2026.

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**MAYOR – MATTHEW SHOEMAKER**

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**CITY CLERK – RACHEL TYCZINSKI**

## SCHEDULE "A" TO BY-LAW 2026-100

PURCHASER: CHRISTOPHER CALDWELL  
NICOLE CALDWELL

ADDRESS: PART 746 SHAFER AVENUE  
SAULT STE. MARIE, ONTARIO

LEGAL DESCRIPTION: PART PIN 31570-0165 (LT)  
LT 190-191 PL 1703 KORAH; SAULT STE. MARIE

CONSIDERATION: TWO THOUSAND FIVE HUNDRED (\$2,500.00)  
DOLLARS



ep \\citydata\LegalDept\Legal\Staff\COUNCIL\BY-LAWS\2026\2026-100 Property Sale Part 746 Shafer Avenue (Chris Caldwell).docx

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**

**BY-LAW 2026-101**

**AGREEMENT**: A by-law to authorize the execution of the Agreement between the City and The Corporation of the Municipality of Wawa for the City's use of office space to conduct Provincial Offences Court.

**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 between the City and The Corporation of the Municipality of Wawa, a copy of which is attached as Schedule "A" hereto. This Agreement is for the City's use of office space to conduct Provincial Offences Court.

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 22<sup>nd</sup> day of June, 2026.

---

**MAYOR – MATTHEW SHOEMAKER**

---

**CITY CLERK – RACHEL TYCZINSKI**

**LICENCE OF OCCUPATION**

**THIS LICENCE** made the 22<sup>nd</sup> day of July, 2026.

**BETWEEN:**

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**  
hereinafter referred to as the "City"

- and -

**THE CORPORATION OF THE MUNICIPALITY OF WAWA**  
hereinafter referred to as the "Municipality"

**WHEREAS** the City has utilized facilities in the Municipality's Municipal Office to conduct Provincial Offences Court from time to time since March 12, 2001;

**AND WHEREAS** the present Agreement expires on July 14, 2026 and the parties desire to formalize an agreement for the continued utilization of such facilities upon certain terms and conditions;

**NOW THEREFORE** the Municipality grants to the City the right to occupy the property of the Municipality (the "POA facilities") described as follows:

The Council Chambers, Boardroom and Councillor's Office  
The Corporation of the Municipality of Wawa  
40 Broadway Avenue  
Wawa, Ontario P0S 1K0

for a term of two (2) years commencing July 14, 2026 and terminating on July 14, 2028, unless cancelled in accordance with Schedule "A" and for the purpose and subject to the terms and conditions set out in Schedule "A" attached (which to the extent each condition is or becomes applicable the City and the Municipality covenant to observe).

The parties hereto hereby agree that this Licence of Occupation shall be effective the 14<sup>th</sup> day of July, 2026.

WITNESS the parties' corporate seals attested by their duly authorized officers.

**SIGNED, SEALED AND DELIVERED**

Dated at Sault Ste. Marie, this      day of      ,  
2026

**THE CORPORATION OF THE CITY OF  
SAULT STE. MARIE**  
PER:

\_\_\_\_\_  
MATTHEW SHOEMAKER, MAYOR

\_\_\_\_\_  
RACHEL TYCZINSKI, CITY CLERK

Dated at Wawa, this      day of      , 2026.

**THE CORPORATION OF THE  
MUNICIPALITY OF WAWA**  
PER:

\_\_\_\_\_  
MELANIE PILON, MAYOR

\_\_\_\_\_  
MAURY O'NEILL, CAO-CLERK

**ATTACHED TO AND FORMING PART OF A LICENCE OF OCCUPATION AGREEMENT DATED JULY 24, 2026 BETWEEN THE CORPORATION OF THE CITY OF SAULT STE. MARIE AND THE CORPORATION OF THE MUNICIPALITY OF WAWA.**

**SCHEDULE "A"**  
**TERMS AND CONDITIONS**

**Purpose:**

To make available courtroom and chambers for Provincial Offences Court purposes by way of a Licence of Occupation agreement.

**This Licence is subject to the following conditions:**

**1. Rent**

The City shall pay to the Municipality rental amounts as follows:

- (a) the sum of Two Hundred and Sixty-Eight (\$268.14) Dollars and Fourteen Cents plus applicable HST for each in person Court Attendance at the POA Facilities payable by the City immediately upon demand by the Municipality;
- (b) the amounts quoted above shall be increased by the annual change in the Consumer Price Index (CPI) for Canada from the previous year on March 16<sup>th</sup> of each year in the Term.

**2. Provincial Offences Court Dates**

- (a) The days and hours of the City's use of the POA facilities will be as arranged from time to time between the City's Provincial Offences Court Liaison Supervisor and the Clerk of the Municipality. The Court Liaison Supervisor shall provide the Municipal Clerk with a list of scheduled POA court dates for the year as soon as it is provided by the Senior Regional Justice of the Peace.
- (b) The parties recognize and agree that from time to time additional Provincial Offences Court dates might be scheduled. It is hereby understood and agreed that the City shall obtain the approval of the Municipality in advance of scheduling any additional court dates other than the regularly scheduled monthly court dates.

### 3. **Repairs**

The City shall be responsible for all repairs of damages that occur to POA Facilities during scheduled Provincial Offences Court sessions provided that notice of such damages shall be made in writing by the Municipality to the City.

At the Municipality's sole expense, the Municipality shall keep the facilities in accordance with any Provincial and Public Health requirements, including but not limited to proper cleaning and disinfecting. The Municipality's failure to do so shall enable the City to terminate the agreement forthwith.

### 4. **Indemnification**

The City shall indemnify and save harmless the Municipality from and against all claims including claims by the City and including, without limiting the generality of the foregoing, all claims for personal injury or property damage, regardless of the cause and from all costs, counsel fees, expenses and liabilities incurred in or about such claims or any action or proceeding brought thereon.

5. The City shall not use or permit the use of the subject property for any other purpose other than Provincial Offences Court.
6. This agreement may not be assigned without the written permission of the Municipality, which permission may not be arbitrarily withheld.
7. The permission to utilize the subject property herein granted operates solely as a Licence and does not transfer any exclusive possessory right or leasehold interest to the City.
8. All notices given pursuant to this agreement shall be deemed given if deposited in the mail with postage charges prepaid and addressed to the party for whom intended at such party's address herein specified:

CITY: Melanie Borowicz-Sibenik  
Assistant City Solicitor/Senior Litigation Counsel  
The Corporation of the City of Sault Ste. Marie  
Sault Ste. Marie, Ontario P6A 5X6  
FAX NO. 705-759-5405

MUNICIPALITY: Maury O'Neil  
CAO/Deputy Clerk  
The Corporation of the Municipality of Wawa  
P.O. Box 500  
Wawa, Ontario P0S 1K0  
FAX NO. 705-856-2120

provided that each party may from time to time change its address for service on written notice to the other. Any notice or statement shall be deemed to have been received on the third business day after the day on which the same is mailed as aforesaid.

9. In the event the rent hereby reserved or any part thereof should be in arrears, or in the case default should be made in the fulfillment of any covenant on the part of the City and such condition endures for a space of one (1) calendar month, the Municipality shall give to the City a notice in writing requiring the City to remedy the default in the said notice within thirty (30) days and in the event that the City fails to remedy the default within such period, the Municipality may enter upon and take possession of the property in the name of the whole and the same repossess and enjoy as of its former estate and the term hereby granted shall thereupon cease and determine.

#### 10. **Termination**

The Municipality may terminate this agreement prior to the end of the Term by providing three (3) months written notice to the City. In the event that the Municipality terminates this agreement the Municipality shall forthwith inform the City's Provincial Offences Court Liaison Supervisor of same and make reasonable efforts to accommodate the City elsewhere.

The City may terminate this agreement prior to the end of the Term by providing six (6) months' written notice to the Municipality.

# THE CORPORATION OF THE CITY OF SAULT STE. MARIE

## BY-LAW NO. 2026-102

**PROPERTY SALE**: A by-law to authorize the sale of surplus property being civic 89 Hudson Street, civic 0 Hudson Street, and civic 0 Hudson Street, legally described in PIN 31578-0239 (LT), PIN 31578-0278 (LT) and PIN 31578-0279 (LT) to Raising the Roof Chez Toit.

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

1. **LANDS DECLARED SURPLUS**

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

2. **SALE AUTHORIZED**

The Corporation of the City of Sault Ste. Marie shall sell the lands more particularly described in the attached Schedule “A” to Raising the Roof Chez Toit or as otherwise directed at the consideration shown and upon the conditions set out in Schedule “A”.

3. **AGREEMENT OF PURCHASE AND SALE, PROJECT MILESTONE AGREEMENT AND OPTION AGREEMENT POWERS DELEGATED**

City Council hereby delegates to the Assistant City Solicitor/Senior Litigation Counsel, or her delegate, signing authority to execute the Agreement of Purchase and Sale, Project Milestone Agreement and Option Agreement (collectively the “Agreements”) on behalf of the City provided that:

- (a) the Agreements contain the terms, timelines and conditions as set out in the City’s Call for Submissions dated May 10, 2026; and
- (b) the Agreements reflect the terms and conditions set out in the Proposal submitted by Raising the Roof Chez Toit in response to the City’s Call for Submissions dated May 10, 2026.

4. **EXECUTION OF DOCUMENTS POWERS DELEGATED**

City Council hereby authorizes the Assistant City Solicitor/Senior Litigation Counsel, or her delegate, pursuant to By-law 2018-55 for and in the name of the Corporation to execute and to affix the seal of the Corporation to all documents required to complete the sale.

5. **SCHEDULE “A”**

Schedule “A” hereto forms a part of this by-law.

6. **EFFECTIVE DATE**

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

**PASSED** in open Council this 22<sup>nd</sup> day of June, 2026.

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**MAYOR – MATTHEW SHOEMAKER**

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**CITY CLERK – RACHEL TYCZINSKI**

## SCHEDULE "A" TO BY-LAW 2026-102

PURCHASER: RAISING THE ROOF CHEZ TOIT

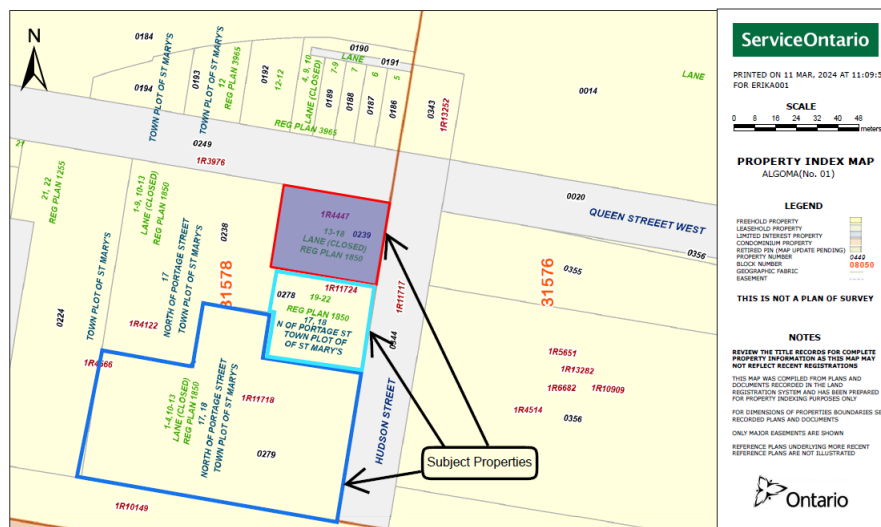
ADDRESS: 89 HUDSON STREET  
0 HUDSON STREET  
0 HUDSON STREET  
SAULT STE. MARIE, ONTARIO

LEGAL DESCRIPTION: PIN 31578-0239 (LT)  
LT 14-18 PL 1850 ST. MARY'S; PT LT 13 PL 1850 ST. MARY'S; PT LANE PL 1850 ST. MARY'S CLOSED BY T192883 PT 9 1R4122 & PT 1 1R4447; SAULT STE. MARIE

PIN 31578-0278 (LT)  
PT LT 17 N/S PORTAGE, PT LT 18 N/S PORTAGE TOWN PLOT OF ST. MARY'S; LT 19-22 PL 1850 ST. MARY'S; PT LANE PL 1850 ST. MARY'S CLOSED BY T192883 BEING PT 1 1R11724; SAULT STE. MARIE

PIN 31578-0279 (LT)  
PT LT 17 N/S PORTAGE AND PT LT 18 N/S PORTAGE ST PL TOWN PLOT OF ST. MARY'S; PT LT 1-4 PL 1850 ST. MARY'S; PT LANE PL 1850 ST. MARY'S CLOSED BY T192883; PT LT 10-13 PL 1850 ST. MARY'S PT 5-9 & 11-13 1R4566 EXCEPT PT 1 1R11724; SAULT STE. MARIE

CONSIDERATION: THREE HUNDRED FIFTY THOUSAND (\$350,000.00)  
DOLLARS PLUS HST



## THE CORPORATION OF THE CITY OF SAULT STE. MARIE

### BY-LAW NO. 2026-103

**PROPERTY SALE:** A by-law to authorize the sale of surplus property being civic 84 Park Street, civic 90 Park Street, and civic 94 Park Street, legally described in PIN 31494-0098 (LT) to BT Construction Group (SSM) Ltd.

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

1. **LANDS DECLARED SURPLUS**

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

2. **SALE AUTHORIZED**

The Corporation of the City of Sault Ste. Marie shall sell the lands more particularly described in the attached Schedule “A” to BT Construction Group (SSM) Ltd. or as otherwise directed at the consideration shown and upon the conditions set out in Schedule “A”.

3. **AGREEMENT OF PURCHASE AND SALE, PROJECT MILESTONE AGREEMENT AND OPTION AGREEMENT POWERS DELEGATED**

City Council hereby delegates to the Assistant City Solicitor/Senior Litigation Counsel, or her delegate, signing authority to execute the Agreement of Purchase and Sale, Project Milestone Agreement and Option Agreement (collectively the “Agreements”) on behalf of the City provided that:

- (a) the Agreements contain the terms, timelines and conditions as set out in the City’s Call for Submissions dated May 10, 2026; and
- (b) the Agreements reflect the terms and conditions set out in the Proposal submitted by BT Construction Group (SSM) Ltd. in response to the City’s Call for Submissions dated May 10, 2026.

4. **EXECUTION OF DOCUMENTS POWERS DELEGATED**

City Council hereby authorizes the Assistant City Solicitor/Senior Litigation Counsel, or her delegate, pursuant to By-law 2018-55 for and in the name of the Corporation to execute and to affix the seal of the Corporation to all documents required to complete the sale.

5. **SCHEDULE “A”**

Schedule “A” hereto forms a part of this by-law.

6. **EFFECTIVE DATE**

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

**PASSED** in open Council this 22<sup>nd</sup> day of June, 2026.

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**MAYOR – MATTHEW SHOEMAKER**

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**CITY CLERK – RACHEL TYCZINSKI**

## SCHEDULE "A" TO BY-LAW 2026-103

PURCHASER: BT CONSTRUCTION GROUP (SSM) LTD.

ADDRESS: 84 PARK STREET  
90 PARK STREET  
94 PARK STREET  
SAULT STE. MARIE, ONTARIO

LEGAL DESCRIPTION: PIN 31494-0098 (LT)  
LT 15-17 PL 525 RANKIN LOCATION; S/T Q530; SAULT  
STE. MARIE

CONSIDERATION: FORTY THOUSAND (\$40,000.00) DOLLARS PLUS HST



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# THE CORPORATION OF THE CITY OF SAULT STE. MARIE

## BY-LAW NO. 2026-104

**PROPERTY SALE**: A by-law to authorize the sale of surplus property being civic 72 Corey Avenue, legally described in PIN 31504-0364 (LT), to Gary Fahrer and Marla Fahrer.

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

1. **LANDS DECLARED SURPLUS**

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

2. **SALE AUTHORIZED**

The Corporation of the City of Sault Ste. Marie shall sell the lands more particularly described in the attached Schedule “A” to Gary Fahrer and Marla Fahrer or as otherwise directed at the consideration shown and upon the conditions set out in Schedule “A”.

3. **AGREEMENT OF PURCHASE AND SALE, PROJECT MILESTONE AGREEMENT AND OPTION AGREEMENT POWERS DELEGATED**

City Council hereby delegates to the Assistant City Solicitor/Senior Litigation Counsel, or her delegate, signing authority to execute the Agreement of Purchase and Sale on behalf of the City provided that:

- (a) the Agreement contains the terms and conditions as set out in the City’s Call for Submissions dated May 10, 2026, except for the provisions related to development obligations, project timelines, or a buy-back option; and
- (b) the Agreements reflect the terms and conditions set out in the Proposal submitted by Gary Fahrer and Marla Fahrer in response to the City’s Call for Submissions dated May 10, 2026.

4. **EXECUTION OF DOCUMENTS POWERS DELEGATED**

City Council hereby authorizes the Assistant City Solicitor/Senior Litigation Counsel, or her delegate, pursuant to By-law 2018-55 for and in the name of the Corporation to execute and to affix the seal of the Corporation to all documents required to complete the sale.

5. **SCHEDULE “A”**

Schedule “A” hereto forms a part of this by-law.

6. **EFFECTIVE DATE**

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

**PASSED** in open Council this 22<sup>nd</sup> day of June, 2026.

---

**MAYOR – MATTHEW SHOEMAKER**

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**CITY CLERK – RACHEL TYCZINSKI**

lv\\citydata\\LegalDept\\Legal\\Staff\\COUNCIL\\BY-LAWS\\2026\\2026-104 Sale 72 Corey Ave.docx

**SCHEDULE "A" TO BY-LAW 2026-104**

PURCHASER: GARY FAHRER and MARLA FAHRER

ADDRESS: 72 COREY AVENUE  
SAULT STE. MARIE, ONTARIO

LEGAL DESCRIPTION: PIN 31504-0364 (LT)  
WIBER ST PL H436 TARENTORUS N/S COREY AV  
PL H436; SAULT STE. MARIE

CONSIDERATION: SIXTY-FIVE THOUSAND SIX HUNDRED FIFTY-THREE (\$65,653.00) DOLLARS PLUS HST



**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**

**BY-LAW NO. 2026-106**

**BY-LAW ENFORCEMENT OFFICERS**: A by-law to appoint By-law Enforcement Officers to enforce The Corporation of the City of Sault Ste. Marie Property Standards By-law as Property Standards Officers and enforce various other by-laws of The Corporation of the City of Sault Ste. Marie as By-law Enforcement Officers.

**WHEREAS** from time-to-time persons have been appointed By-law Enforcement Officers;

**THEREFORE THE COUNCIL** of The Corporation of the City of Sault Ste. Marie pursuant to section 15 of the *Police Services Act*, R.S.O. 1990, chapter p. 15 and amendments thereto, and pursuant to section 1 and 15.1 of the *Building Code Act*, 1992, S.O. 1992, c. 23 and amendments thereto **ENACTS** as follows:

1. **SCHEDULE “A”**

Schedule “A” attached hereto names those authorized to enforce the Property Standards By-law and other various by-laws of The Corporation of the City of Sault Ste. Marie.

2. **BY-LAW 2024-140 REPEALED**

By-law 2024-140 is hereby repealed.

3. **EFFECTIVE DATE**

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

**PASSED** in open Council this 22<sup>nd</sup> day of June, 2026.

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**MAYOR – MATTHEW SHOEMAKER**

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**CITY CLERK – RACHEL TYCZINSKI**

## **SCHEDULE “A”**

### **A. Appointments**

Francois Couture (Chief Building Official)

Frank Bentreovato (Manager of Building & By-Law)

Tyler Bertrand (By-law Enforcement Officer)

Carlee Spry (By-law Enforcement Officer)

Jack McLeod (By-Law Enforcement Officer)

Cristin Crowle (By-law Enforcement Officer)

### **B. Removal**

Fred Casselman (By-law Enforcement Officer)

**CORPORATION OF THE CITY OF SAULT STE. MARIE**

**BY-LAW 2026-107**

**APPOINTMENTS:** A by-law to appoint Inspectors under the *Building Code Act, 1992* and Municipal Law Enforcement Officers under the *Police Services Act*.

**THE COUNCIL** of The Corporation of the City of Sault Ste. Marie pursuant to the *Building Code Act, 1992* and of the *Police Services Act, R.S.O. 1990*, **ENACTS** as follows:

1. **SCHEDULE “A” TO BY-LAW 2023-107 AMENDED**

Schedule “A” to By-law 2023-107 is hereby repealed and replaced with Schedule “A” attached to this by-law.

2. **SCHEDULE “A”**

Schedule “A” hereto 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 22<sup>nd</sup> day of June, 2026.

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**MAYOR – MATTHEW SHOEMAKER**

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**CITY CLERK – RACHEL TYCZINSKI**

## **SCHEDULE “A”**

### **A. Appointments**

Francois Couture (Chief Building Official)

Frank Bentreovato (Manager of Building & By-Law)

Alex Rousselle (Building Inspector)

Jason Cleminson (Building Inspector)

Cheyenne DeChamplain (Building Inspector)

Sai Kiran Chipalthurthi (Building Inspector)

### **B. Removal**

Glen Irwin (Building Inspector)

Andrew Griffo (Building Inspector)

Kevin Lavergne (Building Inspector)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2026-108

**SUBDIVISION CONTROL:** A by-law to deem not registered for purposes of subdivision control certain lots in the **Dave Brown Subdivision**, pursuant to section 50(4) of the *Planning Act*.

WHEREAS section 50(4) of the *Planning Act* authorizes the Council of a municipality to designate by a by-law any plan of subdivision or part thereof that has been registered for 8 years or more as not being a plan of subdivision for subdivision control purposes; and

WHEREAS a plan of the **Dave Brown Subdivision** was registered in the Land Titles Division on **October 22, 1901 as Plan 1703**; and

WHEREAS it is deemed expedient that a by-law be enacted pursuant to the said section 50(4) to designate part of the **Dave Brown Subdivision** as being not a registered plan of subdivision;

NOW THEREFORE THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 50(4) of the *Planning Act*, R.S.O. 1990, Chapter P.13 and amendments thereto, **ENACTS** as follows:

1. **PART OF DAVE BROWN SUBDIVISION DEEMED NOT REGISTERED**

**Lots 154 and 155 Plan 1703, Dave Brown Subdivision**, registered in the Land Titles Division for the District of Algoma are hereby designated to be part of a plan of subdivision which shall be deemed not to be a registered plan of subdivision pursuant to section 50(4) of the *Planning Act*. The said lots together are hereby designated an area of subdivision control.

2. **EXECUTION OF DOCUMENTS**

The City Solicitor is hereby authorized by By-law 2018-55 for and in the name of the Corporation to execute and to affix the seal of the Corporation to all documents required to give effect to this by-law.

3. **EFFECTIVE DATE**

This by-law takes effect on the day that this by-law is registered in the Land Titles system pursuant to section 50(28) of the *Planning Act*.

**PASSED** in open Council this 22<sup>nd</sup> day of June, 2026.

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**MAYOR – MATTHEW SHOEMAKER**

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**CITY CLERK – RACHEL TYCZINSKI**

“THIS DRAWING DOES NOT FORM PART OF THE BY-LAW. IT IS FOR INFORMATION PURPOSES ONLY.”



THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2026-109

**SUBDIVISION CONTROL:** A by-law to deem not registered for purposes of subdivision control certain lots in the **Sault Ste. Marie Park Subdivision**, pursuant to section 50(4) of the *Planning Act*.

WHEREAS section 50(4) of the *Planning Act* authorizes the Council of a municipality to designate by a by-law any plan of subdivision or part thereof that has been registered for 8 years or more as not being a plan of subdivision for subdivision control purposes; and

WHEREAS a plan of the **Sault Ste. Marie Park Subdivision** was registered in the Land Titles Division on **May 13, 1913 as Plan 7602**; and

WHEREAS it is deemed expedient that a by-law be enacted pursuant to the said section 50(4) to designate part of the **Sault Ste. Marie Park Subdivision** as being not a registered plan of subdivision;

NOW THEREFORE THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 50(4) of the *Planning Act*, R.S.O. 1990, Chapter P.13 and amendments thereto, **ENACTS** as follows:

1. **PART OF SAULT STE. MARIE PARK SUBDIVISION DEEMED NOT REGISTERED**

**Lots 499, 500 and 501 Plan 7602, Sault Ste. Marie Park Subdivision**, registered in the Land Titles Division for the District of Algoma are hereby designated to be part of a plan of subdivision which shall be deemed not to be a registered plan of subdivision pursuant to section 50(4) of the *Planning Act*. The said lots together are hereby designated an area of subdivision control.

2. **EXECUTION OF DOCUMENTS**

The City Solicitor is hereby authorized by By-law 2018-55 for and in the name of the Corporation to execute and to affix the seal of the Corporation to all documents required to give effect to this by-law.

3. **EFFECTIVE DATE**

This by-law takes effect on the day that this by-law is registered in the Land Titles system pursuant to section 50(28) of the *Planning Act*.

**PASSED** in open Council this 22<sup>nd</sup> day of June, 2026.

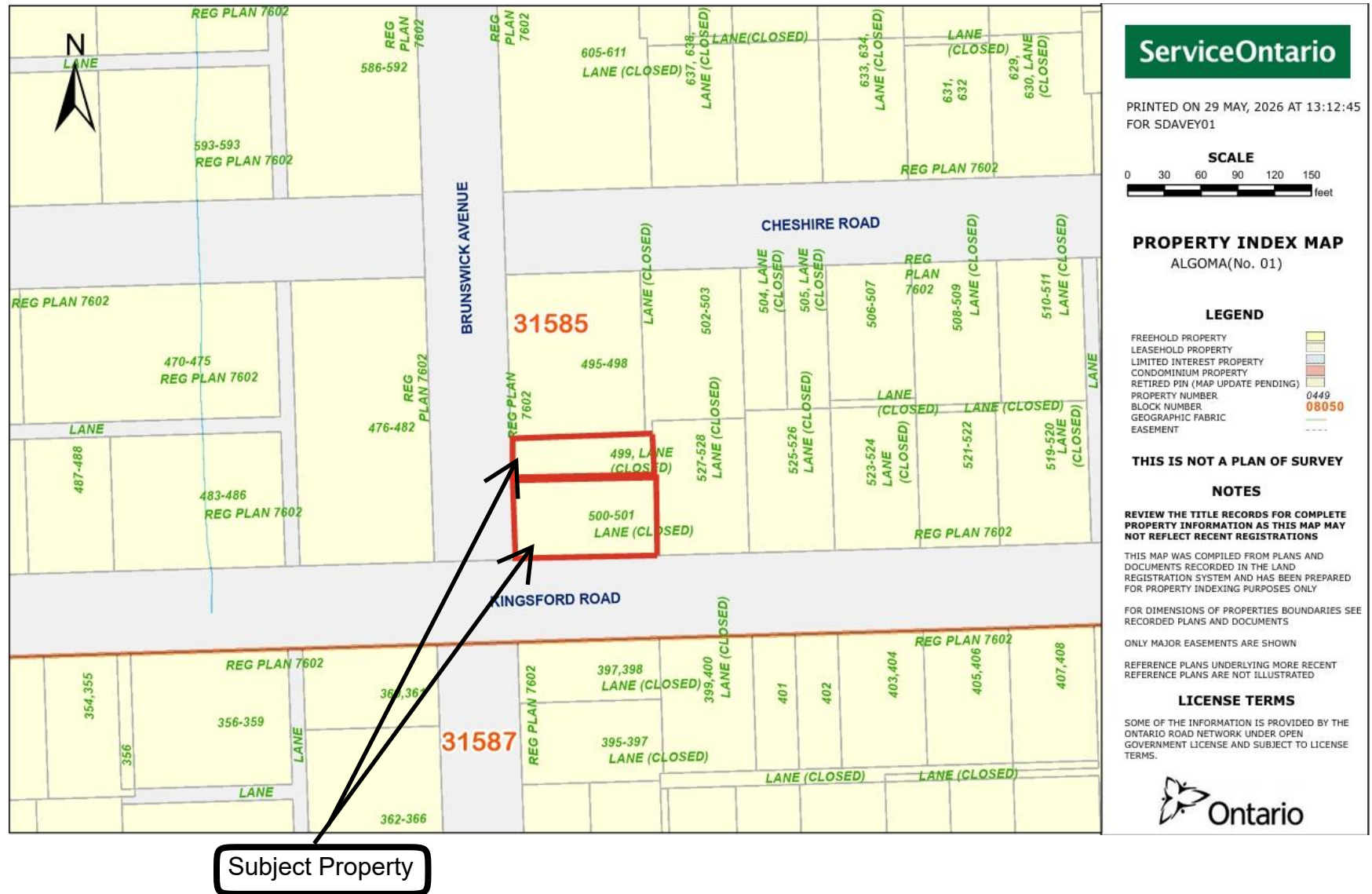
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**MAYOR – MATTHEW SHOEMAKER**

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**CITY CLERK – RACHEL TYCZINSKI**

“THIS DRAWING DOES NOT FORM PART OF THE BY-LAW. IT IS FOR INFORMATION PURPOSES ONLY.”



**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**

**BY-LAW 2026-110**

**AGREEMENT**: A by-law to authorize the execution of the Agency Agreement between the City and Fire Marque Inc. for the provision of Third Party Cost Recovery Services of insured perils.

**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 Agency Agreement dated July 1, 2026 between the City and Fire Marque Inc., a copy of which is attached as Schedule "A" hereto. This Agency Agreement is for the provision of Cost Recovery Services.

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 22<sup>nd</sup> day of June, 2026.

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**MAYOR – MATTHEW SHOEMAKER**

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**CITY CLERK – RACHEL TYCZINSKI**

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Schedule "A"

**AGENCY AGREEMENT**

**THIS AGENCY AGREEMENT** (the "**Agreement**") made the 1<sup>st</sup> day of July 2026.

**BETWEEN:**

**FIRE MARQUE INC.**

(herein after referred to as the "**Agent**")

- and -

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**

(herein after referred to as the "**Municipality**")

**WHEREAS** the Fire Department attends, when required, at Incident Sites to provide emergency services;

**AND WHEREAS** the costs and expenses incurred by the Fire Department as a result of attending at the Incident Sites and providing services may be recoverable through Indemnification Technology® with respect to insured perils through the Insurance Policies of the owner or tenant of the Incident Site;

**AND WHEREAS** the Municipality wishes to appoint the Agent, as its agent for the purpose of filing Claims on behalf of the Municipality and to recover, on their behalf, any insurance proceeds from the insurers of the affected parties which are recoverable in accordance with the terms of any policy agreement for the costs and expenses incurred by the Fire Department as a result of attending at the Incident Sites.

**AND WHEREAS** the Agent wishes to make the Claims and recover the recoverable proceeds of insurance on behalf of the Municipality in accordance with the terms and conditions set forth herein;

**NOW THEREFORE**, in consideration of the mutual terms and covenants herein contained, the Parties covenant and agree as follows:

**1. DEFINITIONS**

"**Agreement**" is this agreement, as may be amended;

"**Agency Fee**" is the financial compensation expressed as a percentage of the recovered Emergency Cost Recovery Proceeds in accordance with Section 6;

"**Agency Fee Taxes**" are all taxes, duties and other charges (including any GST, HST or other value added taxes) applicable to the Agency Fee;

"**Agent**" is Fire Marque Inc., or its successors and assigns;

"**Claims**" an amount requested for payment for an insured loss which falls under the terms of Insurance Policies;

"**Emergency Cost Recovery Proceeds**" are the funds recovered by the Agent as a result of filing Claims with insurers pursuant to the Insurance Policies of the owner and or tenant of an Incident Site to recover the costs and expenses incurred by the Fire Department as result of attending and providing emergency services at an Incident Site;

**"Fire Department"** means a group of firefighters authorized to provide fire protection services by the Municipality;

**"Incident Reports"** are the property statistical fire reports;

**"Incident Sites"** is the municipal address or property location of the incident which is attended at by the Fire Department in relation to which the Fire Department incurs costs and expenses as a result of providing their emergency services;

**"Indemnification Technology®"** is the intellectual property owned and employed by the Agent in making claims to recover costs and expenses of the Fire Department incurred as result of providing emergency services at an Incident Site and includes: incident reporting, data collection, and property insurance policy wording interpretation to maximize billing opportunities on behalf of the Fire Department by invoicing insurance companies for the costs of fire department attendance with respect to insured perils;

**"Indemnitees"** means the Agent, its directors, partners, officers, agents, and employees;

**"Initial Term"** is the period commencing from the date of first written above and continuing thereafter for a period of five years; there is no renewal term;

**"Insurance Policies"** means an insurance policy of the owner or tenant who owns or rents the property located on the Incident Site;

**"Intellectual Property"** is any intellectual property of the Agent, including but not limited to any software, trade names, trademarks, and copyrighted materials and any of the foregoing as it relates to Indemnification Technology®;

**"Losses"** means all loses, costs, expenses, interest, charges, assessments, damages, liabilities, obligations, fines and penalties, including all reasonable costs incurred investigating, defending or negotiating the settlement or resolution of any demand, lawsuit, action, or proceeding, and specifically including reasonable legal and other professional fees and expenses on a "full indemnity", "solicitor and his own client" or comparable basis, regardless of whether the foregoing arise in, under or by virtue of common law, equity or other applicable law, contract, negligence, strict liability, breach of duty or otherwise;

**"Party"** or **"Parties"** is the Agent and the Municipality;

**"Municipality"** is The Corporation of the City of Sault Ste. Marie;

**"Renewal Term"** there is no renewal term;

**"Term"** is the Initial Term together with any subsequent Renewal Terms, until this Agreement is terminated in accordance with Section 14;

**"Termination Date"** is the date this Agreement terminates in accordance with Section 14; and,

**"Third Party Fire Departments"** is a fire department, fire brigade, persons and/or equipment that are not part of the Fire Department.

**2. TERM**

The term of this Agreement will begin as of the date first written above and continue for the period of the Initial Term, unless this Agreement is terminated in accordance with Section 14.

**3. APPOINTMENT**

The Municipality hereby appoints the Agent as its exclusive agent during the Term of this Agreement for the purpose of filing, on behalf of the Municipality, all Fire Service Insured Peril Claims with insurers and to recover from any insurers on their behalf, any proceeds of insurance which are recoverable in accordance with the terms of any Insurance Policies of an owner or the tenant at any Incident Site.

**4. AGENT OBLIGATIONS**

During the Term of the Agreement, the Agent agrees:

- (a) To proceed diligently to prepare and file Claims with the insurer of the incident sites on behalf of the Municipality upon receipt of the Incident Reports from the Fire Department;
- (b) To establish and maintain a noninterest bearing trust account to receive and hold any Emergency Cost Recovery Proceeds in trust on behalf of the Municipality (which proceeds may be comingled with the proceeds recovered for other municipalities and/or fire departments, for which Agent is providing similar services);
- (c) To remit on a quarterly basis or such period as agreed to between the Agent and the Municipality, the Emergency Cost Recovery Proceeds to the Municipality, less any Agency Fee, and Agency Fee Taxes deducted in accordance with Sections 6 and 7.
- (d) To deliver a statement to the Municipality providing reasonable detail regarding the amounts being remitted for the applicable period; and
- (e) To maintain complete, detailed, and adequate books and records pertaining to Claims and Emergency Cost Recovery Proceeds.

**5. MUNICIPALITY'S OBLIGATIONS**

During the Term of the Agreement, the Municipality agrees:

- (a) on a monthly basis or such period as agreed to between the Municipality and Agent, to provide the Agent with all the completed Incident Reports relating to its attendance at all Incident Sites during the period, setting forth in reasonable detail the services provided and the costs and expenses incurred by the Fire Department in attending such Incident Sites and providing information as to the applicable insured, the insurance company and the policy number of the Incident Site, if available;
- (b) on an annual basis remit to the Agent their cost summary sheet provided to the Fire Department by the Agent.
- (c) Update the Agent on any changes to the Fire Department Schedule in the consolidated fees By-Law

- (d) Update the Agent of any personnel changes to the Fire Chief position and/or support staff
- (e) in accordance with the Insurance Policies, ensure that the Emergency Cost Recovery Proceeds that are remitted to the Fire Department are used by the Fire Department for its own purposes, which purposes may include but not be limited to the following:
  - (i) the purchase of equipment for the Fire Department
  - (ii) the provisions of training and education to the firefighters of the Fire Department; and/or
  - (iii) the purchase and/or provision of materials and equipment for fire inspection, fire prevention and public education programs;
- (f) if requested, to provide the Agent with documentation evidencing that the Fire Department is the sole beneficiary of any Emergency Cost Recovery Proceeds that have been remitted to the Municipality in accordance with Section 4; and
- (g) to the extent the Municipality or the Fire Department is paid or receives Emergency Cost Recovery Proceeds directly from the insurer under the Insurance Policy, or from the owner or tenant of an Incident Site (as a result of such owner or tenant receiving the Emergency Cost Recovery Proceeds directly from the insurer under the Insurance Policy), the Municipality agrees that it shall promptly remit payment of the Agency Fee that is payable to the Agent in relation to such Emergency Cost Recovery Proceeds (as determined in accordance with Section 6) and will provide the Agent with copies of all communications and notices received from the insurer under the Insurance Policy in relation to such Emergency Cost Recovery Proceeds for the Agent's own records.

## 6. AGENCY FEE

In consideration for the services provided by the Agent pursuant to this Agreement, during the Initial Term, the Agent will be entitled to a fee equal to thirty (30%) of all Emergency Cost Recovery Proceeds (the "**Agency Fee**"). The Agent will be entitled, on a monthly basis, to invoice the Municipality for the Agency Fee accrued in respect of the previous month Emergency Cost Recovery Proceeds and to deduct the Agency Fee from the Emergency Cost Recovery Proceeds. The Agent shall not be entitled to any further consideration from the Municipality or the Fire Department. The amount of the Agency Fee shall be negotiated by the Parties for any Renewal Terms.

## 7. TAXES

It is understood by the parties that the Agency Fee is exclusive of all taxes, duties, and other charges (including any GST, HST or other value added taxes), ("**Agency Fee Taxes**"), applicable to the services provided by the Agent hereunder. The Agent shall withhold and deduct from the Emergency Cost Recovery Proceeds that are to be remitted to the Fire Department, any Agency Fee Taxes, and all such Agency Fee Taxes will be remitted to the applicable government agency, as and when required.

**8. INTELLECTUAL PROPERTY**

The Municipality agrees and acknowledges that any Intellectual Property of the Agent, including but not limited to any software, trade-names, trade-marks, and copyrighted materials and any of the foregoing as it relates to Indemnification Technology® are the property of the Agent, and the Municipality has no rights to this Intellectual Property as a result of this agreement or otherwise.

**9. AUDIT**

The Municipality has the right to audit, at its own expense, the records and accounts, during reasonable business hours and on advance written notice to the Agent; and, for up to twenty-four (24) Months from the end of the calendar year to which the records and accounts relate.

**10. UNRECOVERABLE EXPENSES**

No action will be undertaken by the Agent to collect any proceeds or file any Claims on behalf of the Municipality. The Fire Department will only be entitled to receive Emergency Cost Recovery Proceeds actually recovered by the Agent on behalf of the Municipality. The Municipality, at its own discretion, may elect to enforce the payment of the Emergency Cost Recovery Proceeds not recovered by the Agent through powers granted by their By-Laws or through litigation. Unless prior arrangements have been made on a specific file.

**11. INCIDENTS ATTENDED TO BY OTHERS**

It is acknowledged by the Parties that in certain instances, in addition to the Fire Department, other fire departments or other emergency personnel ("**Third Party Fire Departments**") may attend at an Incident Site and whose costs and expenses incurred as result of attending and providing emergency services at such Incident Site may also be recoverable under the Insurance Policies of the owner(s) or tenant(s) of such Incident Site. In such cases:

- (a) the Municipality acknowledges that the Emergency Cost Recovery Proceeds recovered in respect of such Incident Site may have to be shared with the Third Party Fire Departments, and Agent makes no representation and will not be required to take any action to determine the appropriate allocation of such Emergency Cost Recovery Proceeds between the Fire Department and the Third Party Fire Departments.
- (b) the Municipality shall negotiate an appropriate allocation of the Emergency Cost Recovery Proceeds with the Third-Party Fire Departments. If the Municipality and the Third Party Fire Departments are unable to agree to an appropriate allocation within a reasonable time, then Agent may, in its sole discretion but without obligation to do so, and on notice to Municipality, commence interpleader or a similar action or proceeding in connection with any dispute in relation to allocation of the Emergency Cost Recovery Proceeds and pay the Emergency Cost Recovery Proceeds into court, whereupon the Agent shall be released from any further obligations in respect of such Emergency Cost Recovery Proceeds.

**12. LIMIT ON LIABILITY**

Other than Emergency Cost Recovery Proceeds actually recovered, the Agent will not be liable to the Municipality for any costs and expenses incurred as a result of the Fire Department attending and providing emergency services at an Incident Site which it was unable to recover through the Insurance Policies of the owner or tenant of such services

### 13. INSURANCE & IDEMNIFICATION

The Municipality agrees to indemnify and hold harmless the Indemnitees from and against any and all Losses that may be imposed on, incurred by, or asserted against, the Indemnitees or otherwise, in connection with the performance of its duties under this Agreement or any actions or inactions taken by the Fire Department or Municipality in connection with this Agreement, including as a result of any claims: (i) from insurers as a result of inaccuracies, misrepresentations or fraud in any of the Incident Reports and other information provided to Agent for the purpose of filing Claims; and (ii) from Third-Party Fire Departments claiming rights to any Emergency Cost Recovery Proceeds that have been disbursed to the Fire Department. The foregoing liability and indemnification by Municipality shall not apply where the Losses arise from the Agent's gross negligence fraud or willful misconduct.

- (a) During the Term (and any renewal thereof as applicable) of this Agreement, the Agent shall procure and maintain an errors and omissions insurance policy of not less than five million dollars (\$5,000,000.00) coverage. The deductible shall not exceed twenty-five thousand dollars (\$25,000.00).
- (b) The Agent shall carry a Commercial Blanket Bond with an amount no less than Fifty Thousand Dollars (\$50,000.00) that protects both the Agent and the Municipality with respect to any loss resulting from dishonesty, disappearance, destruction, and Forgery act(s) arising from the work being performed by the Agent under this Agreement on behalf of the Municipality.
- (c) The Agent shall, at their expense obtain and keep in force during the term of the Agreement, Commercial General Liability Insurance in an amount not less than five million dollars (\$5,000,000.00) per occurrence and five million (\$5,000,000.00) in the aggregate. This policy shall contain products and completed operations coverage, non-owned automobile coverage, and coverage for claims resulting from Technology Network risks such as data breaches, unauthorized access, theft of confidential information, invasion of privacy, intellectual property infringement such as copyright, trademarks, service marks and trade dress. The deductible shall not exceed twenty-five thousand dollars (\$25,000.00). The Agent will name the Municipality as an additional insured and provide a Certificate of Insurance to the Municipality, with a thirty-day written notice of cancellation or termination.
- (d) The Agent shall, at their expense obtain and keep in force during the term of the Agreement, a Cyber, Data and Privacy Insurance Policy with a limit of not less than Two Million Dollars (\$2,000,000.00). Coverage shall be sufficiently broad to respond to the duties and obligations of the Agent and shall include, but not be limited to, claims involving infringement of intellectual property, including but not limited to infringement of copyright, trademark, trade dress, invasion of privacy violations, information theft, damage to or destruction of electronic information, release of private or personal information.

### 14. TERMINATION

Notwithstanding Section 2, this Agreement will terminate with 60 days' written notice by either Party (the "**Termination Date**"), provided that if this Agreement is terminated (other than as a result of a material breach of this Agreement by the Agent), the Agent shall be entitled to continue filing all Claims and collecting Emergency Cost Recovery Proceeds, for any incidents attended to by the Fire Department at Incident Sites which occurred prior to the date of the Termination Date of this

Agreement, and such filings and recoveries shall remain subject to the terms and conditions of this Agreement. The Municipality or the Fire Department shall not make claims in respect of any incidents attended to by the Fire Department which occurred prior to the Terminate Date. The covenants set forth in this Section 14 shall survive the termination of this Agreement.

## **15. NOTICES**

All notices, communications, statements, and payments which may be required or permitted under this Agreement will be in writing and sent by registered mail, courier services, or transmitted by facsimile or other electronic means which produces a physical copy. Any party may change its address by notice to the other parties.

The addresses of the parties pursuant to this Section 15 are as follows:

### If to the Municipality:

Corporation of the City of Sault Ste. Marie,  
c/o Sault Ste. Marie Fire Service,  
72 Tancred Street,  
Sault Ste. Marie, ON P6A 2W1  
Phone: 705-949-3333  
Email: [n.thibault@cityssm.on.ca](mailto:n.thibault@cityssm.on.ca)

Attention: Naomi Thibault - Fire Chief

### If to the Agent:

Fire Marque Inc.  
P.O. Box 2018, Thornton, ON L0L 2N0  
Phone: 1-855-424-5991 or 705-424-5991  
Email: [submit@firemarque.com](mailto:submit@firemarque.com)

Attention: President

## **16. SEVERABILITY**

If any provision of this Agreement is determined to be illegal, invalid, or unenforceable by an arbitrator or any court of competent jurisdiction from which no appeal exists or is taken, that provision will be severed from this Agreement and the remaining provisions will remain in full force and effect.

## **17. ARBITRATION**

All disputes, controversies, and disagreements with respect to this Agreement, or any matter arising under or in connection with this Agreement, shall be finally settled by arbitration. Arbitration shall be conducted as follows:

- (a) the reference shall be to a single arbitrator appointed in accordance with the *Arbitration Act*, 1991, S.O. 1991, C. 17, as amended;
- (b) the decision of the arbitrator shall be final, conclusive and binding upon all parties;

- (c) unless otherwise determined by the arbitrator, the Parties shall pay an equal portion of the fees and expenses of the arbitrator;
- (d) the *Arbitration Act*, 1991, S.O. 1991, C. 17 shall apply to and govern each such reference to arbitration; and
- (e) All arbitrations shall be conducted in a location suitable to both parties.

**18. GOVERNING LAW**

This Agreement is governed by, interpreted, and enforced in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable in the province. Subject to Section 17, each of the Parties irrevocably attorns to the exclusive jurisdiction of the Courts of Ontario.

**19. WAIVER**

No waiver of any provision of this Agreement constitutes a waiver of any other provision.

**20. ENTIRE AGREEMENT**

Except as stated herein, this Agreement constitutes the entire agreement between the Parties concerning the subject matter hereof and, during the term hereof, supersedes all prior written or verbal agreements concerning such subject matter.

**21. AMENDMENTS**

Amendments to this agreement shall be in writing and be executed by the Parties. If agreed in writing by both Parties to this agreement an amendment shall form a part of this Agreement.

**22. ASSIGNMENT**

Neither this Agreement nor any of the rights or obligations under this Agreement are assignable or transferable by a Party without the prior written consent of the other Party, provided that nothing herein shall prevent The Agent from assigning this Agreement or any of its rights or obligations to an affiliate of The Agent, provided that the Agent agrees to remain liable to the Municipality for the obligations of such transferee affiliate.

**23. ENUREMENT**

This Agreement shall be binding upon and enure to the benefit of the Parties and their respective successors.

**24. COUNTERPARTS**

This Agreement may be executed and delivered in any number of counterparts (including by facsimile or other electronic transmission) and all counterparts taken together constitute one and the same instrument.

**25. LEGAL RELATIONSHIP**

In this Agreement nothing gives rise to an employment relationship for the provision of services between the Municipality and Agent. The Parties expressly acknowledge that they are independent and neither an employer-employee relationship is intended or created by this Agreement.

**26. COLLECTION AND DISCLOSURE OF PRIVATE INFORMATION**

Any information collected by the Agent and Municipality pursuant to this Agreement is subject to, and shall be handled in accordance with, the provisions of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56 as amended and the Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. F.31, as amended.

**27. LAWS**

The Municipality and Agent, its employees and representatives, if any shall at all times comply with any and all applicable federal, provincial and municipal laws, ordinances, statutes, rules, regulations and orders in respect of the performance of this Agreement.

**28. CONFIDENTIALITY**

The Agent shall hold confidential and not disclose or release to any person other than the Agent and Municipality at any time during or following the term of this Agreement, except where required pursuant to the provisions of the Municipal Freedom of information and Protection of Privacy Act and/or the Personal Information Protection & Electronic Documents Act (PIPEDA), any information or document that identifies any individual or the nature and extent of services received by any individual without obtaining written consent of the Municipality prior to the release or disclosure of such confidential information. The Agent shall be entitled to disclose publicly the fact that the Municipality and/or the Fire Department are clients of the Agent.

**29. CONFLICT OF INTEREST**

The Agent shall disclose to the Municipality without delay any actual or potential situation that may be reasonably interpreted as either a conflict of interest or a potential conflict of interest, or breach of law in relation to this Agreement. A breach of this Section by the Agent shall entitle the Municipality to terminate this Agreement in addition to any other remedies that the municipality may have in law or equity.

***[Remainder of this page left intentionally blank]***

**IN WITNESS WHEREOF** the parties have executed this Agreement as of the date first above written.

**CORPORATION OF THE CITY OF SAULT STE. MARIE**

By: \_\_\_\_\_  
Name: Matthew Shoemaker  
Title: Mayor

By: \_\_\_\_\_  
Name: Rachel Tyczinski  
Title: Clerk

**FIRE MARQUE INC.**

By: \_\_\_\_\_  
Name: Ted Woods  
Title: President

By: \_\_\_\_\_  
Name: Sandy Kursis  
Title: Administrator



**City of Sault Ste. Marie Council Resolution**

**Regular Council Meeting**

**Agenda Number:** 12.2.1.  
**Title:** By-law 2025-28 (Street Closing and Conveyance) Gladwyn Road (Nancy Pinelli, Mandy Lemieux, Sergio Iacoe and Frank Spina)  
**Date:** Monday, February 24, 2025

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**Moved by:** Councillor L. Dufour  
**Seconded by:** Councillor S. Kinach

Resolved that By-law 2025-27 being a by-law to stop up, close and authorize the conveyance of Gladwyn Road in the Giuliani Subdivision, Plan H475 be read a FIRST and SECOND time and passed in open Council this 24th day of February, 2025.

**Carried**

  
\_\_\_\_\_  
Matthew Shoemaker

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO 2025-28

**STREET CLOSING & CONVEYANCE:** A by-law to stop up, close and authorize the conveyance of Gladwyn Road in the Giuliani Subdivision, Plan H475 (Nancy Pinelli, Mandy Lemieux, Sergio Iacoe, and Frank Spina).

**WHEREAS** the street more particularly described as Gladwyn Road described as PIN 31555-0020 (LT) GLADWYN RD PL H475 ST. MARY'S; SAULT STE. MARIE, Giuliani Subdivision, Plan H475 was established as a public street and assumed for public use by By-law 2025-27.

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

1. **STREET CLOSED, DECLARED SURPLUS AND CONVEYANCE AUTHORIZED**

The street more particularly described Gladwyn Road described as PIN 31555-0020 (LT) GLADWYN RD PL H475 ST. MARY'S; SAULT STE. MARIE, in the Giuliani Subdivision, Plan H475, having been assumed by the Corporation for public use, is hereby stopped up, closed, declared surplus to the requirements of the Municipality and the conveyance of same is authorized.

2. **EXECUTION OF DOCUMENTS**

The City Solicitor is hereby authorized by By-law 2018-55 for and in the name of the Corporation to execute and to affix the seal of the Corporation to all documents required to give effect to this by-law.

3. **EASEMENTS TO BE RETAINED**

The street is subject to the retention of easements if required.

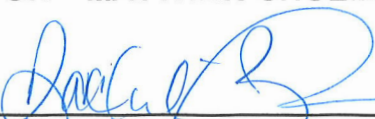
4. **EFFECTIVE DATE**

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

**READ** the **FIRST** and **SECOND** time in open Council this 24<sup>th</sup> day of February, 2025.



MAYOR – MATTHEW SHOEMAKER



CITY CLERK – RACHEL TYCZINSKI

**STREET CLOSING & CONVEYANCE:** A by-law to stop up, close and authorize the conveyance of Gladwyn Road in the Giuliani Subdivision, Plan H475, PIN 31555-0020 (LT) GLADWYN RD PL H475 ST. MARY'S; SAULT STE. MARIE (Nancy Pinelli, Mandy Lemieux, Sergio Iacoe, and Frank Spina).

Read the **THIRD** time in open Council and passed this 22<sup>nd</sup> day of June, 2026.

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**MAYOR – MATTHEW SHOEMAKER**

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**CITY CLERK – RACHEL TYCZINSKI**

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