



## REGULAR MEETING OF CITY COUNCIL

### MINUTES

Tuesday, April 29, 2025

5:00 pm

Council Chambers

Civic Centre

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

Officials: T. Vair, R. Tyczinski, K. Fields, S. Schell, P. Johnson, B. Lamming, N. Maione, F. Coccimiglio, M. Zuppa, T. Vecchio, V. McLeod, M. Borowicz-Sibenik, P. Tonazzo, C. Rumiell, N. Ottolino, D. Perri, L. Petrocco, E. Cormier

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#### 14. Closed Session

Moved by: Councillor M. Bruni

Seconded by: Councillor L. Dufour

Resolved that this Council move into closed session to discuss:

- one item concerning the security of property of the municipality; and
- two items subject to solicitor/client privilege

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

*Municipal Act R.S.O.2001 – section 239 (2)(a) the security of the property of the municipality; section 239 (2)(f) advice that is subject to solicitor-client privilege*

**Carried**

**1. Land Acknowledgement**

**2. Adoption of Minutes**

Moved by: Councillor M. Bruni

Seconded by: Councillor L. Vezeau-Allen

Resolved that the Minutes of the Regular Council Meeting of April 7, 2025 be approved.

**Carried**

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

**4. Declaration of Pecuniary Interest**

**4.1 Councillor L. Dufour – Municipal Capital Facilities Exemption – 548 Albert Street East and 721 Wellington Street East**

Employee of District of Sault Ste. Marie DSSAB.

**4.2 Councillor L. Dufour – By-law 2025-63 (Municipal Capital Facility) Sault Ste. Marie Housing Corporation 721 Wellington Street East**

Employee of District of Sault Ste. Marie DSSAB.

**4.3 Councillor L. Dufour – By-law 2025-64 (Municipal Capital Facility Taxation Exemption) Sault Ste. Marie Housing Corporation 721 Wellington Street East**

Employee of District of Sault Ste. Marie DSSAB.

**4.4 Councillor L. Dufour – By-law 2025-65 (Municipal Capital Facility) Sault Ste. Marie Housing Corporation 548 Albert Street East**

Employee of District of Sault Ste. Marie DSSAB.

**4.5 Councillor L. Dufour – By-law 2025-66 (Municipal Capital Facility Taxation Exemption) Sault Ste. Marie Housing Corporation 548 Albert Street East**

Employee of District of Sault Ste. Marie DSSAB.

**5. Approve Agenda as Presented**

Moved by: Councillor A. Caputo

Seconded by: Councillor L. Dufour

Resolved that the Agenda for April 29, 2025 City Council Meeting as presented be approved.

**Carried**

**6. Presentations**

**6.1 Sault Ste. Marie Public Library 2024 Annual Report**

Wayne Greco, Chair and Matthew MacDonald, Chief Executive Officer were in attendance.

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

Moved by: Councillor A. Caputo

Seconded by: Councillor L. Vezeau-Allen

Resolved that all the items listed under date April 29, 2025 – Agenda item 7 – Consent Agenda save and except Agenda items 7.2, 7.8, and 7.12 be approved as recommended.

**Carried**

**7.1 Northern Ontario School of Medicine University Clinical Campus Feasibility Study**

The report of the CAO was received by Council.

Moved by: Councillor M. Scott

Seconded by: Councillor L. Dufour

Resolved that the report of the CAO dated April 29, 2025 concerning the establishment of a clinical campus of the Northern Ontario School of Medicine University in Sault Ste. Marie be received as information.

**Carried**

**7.3 Municipally Significant Event – 2025 Sault Ste. Marie Festival of Beer**

The report of the City Clerk was received by Council.

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the City Clerk dated April 29, 2025 concerning Municipally Significant Event – 2025 Sault Ste. Marie Festival of Beer be received and that Council designate the event as municipally significant and approve waiving fees outlined in the Alcohol Risk Management Policy.

**Carried**

**7.4 2025 Tax Policy and Rates**

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

The relevant By-laws 2025-55, 2025-61, and 2025-62 are listed under item 12 of the Minutes.

**7.5 2025 Property Tax Capping Options**

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

The relevant By-law 2025-51 is listed under item 12 of the Minutes.

**7.6 YMCA Status Update**

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

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the Deputy CAO, Community Development and Enterprise Services dated April 29, 2025 concerning YMCA Status Update be received as information.

**Carried**

**7.7 Financial Assistance for National Sports Competition – Youth Darts Team**

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

Moved by: Councillor M. Scott

Seconded by: Councillor L. Dufour

Resolved that the report of the Manager of Recreation and Culture dated April 29, 2025 concerning Financial Assistance for National Sports Competition – Youth Darts Team be received and that a grant in the amount of \$400 be approved.

**Carried**

**7.9 Pointe des Chenes Disc Golf Course Expansion**

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

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the Manager of Recreation and Culture dated April 29, 2025 concerning the Pointe des Chenes Disc Golf Course Expansion be received and that the course expansion from twelve to eighteen holes be approved.

**Carried**

**7.10 Community Development Fund – Green Initiatives Program Applications 2025 Q1 Intake**

The report of the Sustainability Coordinator was received by Council.

Moved by: Councillor M. Scott

Seconded by: Councillor L. Dufour

Resolved that the report of Emily Cormier, Sustainability Coordinator dated December 2, 2024, titled Community Development Fund – Green Initiatives Program Applications 2025 Q1 Intake, be received and that the recommendations of the Environmental Sustainability Committee to support the two (2) projects as follows be approved:

1. Clean North Repair Café Project \$4,455.03; and
2. ARCH Hospice LED Lighting Project \$5,984.31

**Carried**

#### **7.11 Civic Centre Cladding Replacement – Additional Engineering Fees**

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

Moved by: Councillor M. Scott

Seconded by: Councillor L. Dufour

Resolved that the report of the Director of Engineering dated April 29, 2025 concerning Civic Centre Cladding Replacement – Additional Engineering Fees be received and that \$50,000 be added to the City’s engineering agreement with Stantec.

**Carried**

#### **7.13 Municipal Capital Facilities Exemption – 180 Brock Street**

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

The relevant By-laws 2025-67 and 2025-68 are listed under item 12 of the Minutes.

#### **7.14 Draft Active Transportation Master Plan**

The report of the Intermediate Planner was received by Council.

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that the report of the Intermediate Planner dated April 29, 2025 concerning the Draft Active Transportation Master Plan be received and that staff be directed to undertake a final round of consultation with the intent of bringing a final draft of the Plan to the June 23, 2025 Council meeting.

**Carried**

#### **7.15 A-3-25-Z Housekeeping Amendments – Clarification on By-law 2025-69**

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the Intermediate Planner dated April 29, 2025 concerning A-3-25-Z Housekeeping Amendments be received as information.

**Carried**

**7.2 Regulating Election Signage**

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

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the City Clerk and Assistant City Solicitor/Senior Litigation Counsel dated April 29, 2025 concerning Regulating Election Signs be received and that the Legal Department be requested to prepare a by-law prohibiting election signs on public property, including parks; such by-law also to include a prohibition of illuminated or flashing signs.

	<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>5</b>	<b>6</b>	<b>0</b>	<b>0</b>
				<b>Defeated</b>

**7.8 Community Garden Relocation to Esposito Park**

This item was pulled from the Agenda and may appear on a future Council Agenda.

**7.12 Municipal Capital Facilities Exemption – 548 Albert Street East and 721 Wellington Street East**

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

The report of the Assistant City Solicitor/Senior Litigation Counsel was received by Council. The relevant By-laws 2025-63, 2025-64, 2025-65, and 2025-66 are listed under item 12 of the Minutes.

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

**8.1 Administration**

**8.2 Corporate Services**

**8.3 Community Development and Enterprise Services**

**8.4 Public Works and Engineering Services**

**8.5 Fire Services**

**8.6 Legal**

**8.7 Planning**

**8.8 Boards and Committees**

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

**10. Committee of the Whole for the Purpose of Such Matters as are Referred to it by the Council by Resolution**

**11. Adoption of Report of the Committee of the Whole**

**12. Consideration and Passing of By-laws**

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that all By-laws under item 12 of the Agenda under date April 29, 2025 save and except By-laws 2025-63, 2025-64, 2025-65, 2025-66, and 2025-70 be approved.

**Carried**

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

**12.1.1 By-law 2025-51 (Taxes) Capping Options 2025**

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2025-51 being a by-law to To End the Application of Part IX of the Municipal Act, 2001, S.O. c.25 to the Commercial Property Class and Adopt Optional Tools for the Purposes of Administering Limits for the Industrial Property Classes be passed in open Council this 29th day of April, 2025.

**Carried**

**12.1.2 By-law 2025-55 (Taxes) Final Tax Billing 2025**

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2025-55 being a by-law to provide the 2025 final tax billing be passed in open Council this 29th day of April, 2025.

**Carried**

**12.1.3 By-law 2025-61 (Taxes) Tax Ratios 2025**

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2025-61 being a by-law to provide the adoption of tax ratios be passed in open Council this 29th day of April, 2025.

**Carried**

**12.1.4 By-law 2025-62 (Taxes) Tax Rates 2025**

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2025-62 being a by-law to provide the adoption of property tax rates for 2025 be passed in open Council this 29th day of April, 2025.

**Carried**

**12.1.9 By-law 2025-67 (Municipal Capital Facility) The Incorporated Synod of the Diocese of Algoma 180 Brock Street**

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2025-67 being a by-law to authorize a Municipal Capital Facilities Agreement between The City and Incorporated Synod of the Diocese of Algoma (the "Diocese") for the property located at 180 Brock Street be passed in open Council this 29th day of April, 2025.

**Carried**

**12.1.10 By-law 2025-68 (Municipal Capital Facility Taxation Exemption) The Incorporated Synod of the Diocese of Algoma 180 Brock Street**

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2025-68 being a by-law to exempt Incorporated Synod of the Diocese of Algoma (the "Diocese") from taxation for municipal and school purposes for the lands and the

municipal capital facilities contained thereon at 180 Brock Street be passed in open Council on this 29th day of April, 2025

**Carried**

**12.1.11 By-law 2025-69 (Zoning 2005-150) Technical Language and Improving Implementation**

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2025-69 being a by-law to amend Sault Ste. Marie Zoning By-law 2005-150 for the purpose of clarifying technical language and improving implementation be passed in open Council this 29th day of April, 2025.

**Carried**

**12.1.13 By-law 2025-71 (Official Plan Amendment) 0 Chippewa Street (1000571972 Ontario Inc. c/o Harjinder Kang)**

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2025-71 being a by-law to adopt Amendment No. 258 (T-170) to the Official Plan for the City of Sault Ste. Marie (1000571972 Ontario Inc. c/o Harjinder Kang – 0 Chippewa Street) be passed in open Council this 29th day of April, 2025.

**Carried**

**12.1.14 By-law 2025-72 (Zoning) 0 Chippewa Street (1000571972 Ontario Inc. c/o Harjinder Kang)**

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2025-72 being a by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 0 Chippewa Street (1000571972 Ontario Inc. c/o Harjinder Kang) be passed in open Council this 29th day of April, 2025.

**Carried**

**12.1.15 By-law 2025-73 (Development Control) 0 Chippewa Street (1000571972 Ontario Inc. c/o Harjinder Kang)**

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2025-73 being a by-law to designate the lands Block B, D, F and G located at 0 Chippewa Street an area of site plan control (1000571972 Ontario Inc. c/o Harjinder Kang) be passed in open Council this 29th day of April, 2025.

**Carried**

**12.1.16 By-law 2025-74 (Urban Service Line) 0 Chippewa Street (1000571972 Ontario Inc. c/o Harjinder Kang)**

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

Resolved that By-law 2025-74 being a by-law to alter the boundaries of the urban service area defined in Schedule “A” to the Ontario Land Tribunal (formerly known as Ontario Municipal Board) Order dated May 17, 1965 be passed in open Council this 29th day of April, 2025.

**Carried.**

**12.1.5 By-law 2025-63 (Municipal Capital Facility) Sault Ste. Marie Housing Corporation 721 Wellington Street East**

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

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

Resolved that By-law 2025-63 being a by-law to authorize a Municipal Capital Facilities Agreement between The City and the Sault Ste. Marie Housing Corporation for the property located at 721 Wellington Street East be passed in open Council this 29th day of April, 2025.

	<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			<b>X</b>	
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>1</b>	<b>0</b>

**Carried**

**12.1.6 By-law 2025-64 (Municipal Capital Facility Taxation Exemption) Sault Ste. Marie Housing Corporation 721 Wellington Street East**

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

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2025-64 being a by-law to exempt the Sault Ste. Marie Housing Corporation from taxation for municipal and school purposes for the lands and the municipal capital facilities contained thereon at 721 Wellington Street East be passed in open Council on this 29th day of April, 2025

	<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			<b>X</b>	
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>1</b>	<b>0</b>

**Carried**

**12.1.7 By-law 2025-65 (Municipal Capital Facility) Sault Ste. Marie Housing Corporation 548 Albert Street East**

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

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2025-65 being a by-law to authorize a Municipal Capital Facilities Agreement between The City and the Sault Ste. Marie Housing Corporation for the property located at 548 Albert Street East be passed in open Council this 29th day of April, 2025.

	<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			<b>X</b>	
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>1</b>	<b>0</b>
				<b>Carried</b>

**12.1.8 By-law 2025-66 (Municipal Capital Facility Taxation Exemption) Sault Ste. Marie Housing Corporation 548 Albert Street East**

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

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2025-66 being a by-law to exempt the Sault Ste. Marie Housing Corporation from taxation for municipal and school purposes for the lands and the municipal capital facilities contained thereon at 548 Albert Street East be passed in open Council on this 29th day of April, 2025.

	<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				<b>X</b>	
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>1</b>	<b>0</b>	<b>Carried</b>

**12.1.12 By-law 2025-70 (Agreement) Etienne Brule Community Garden Esposito Park**

This by-law was pulled from the Agenda and may appear on a future Council Agenda.

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

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

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

**15. Adjournment**

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that this Council now adjourn.

**Carried**

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Mayor

\_\_\_\_\_  
City Clerk