



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

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

June 23, 2025

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 – 657 Fourth Line East (Rocchetta Holdings Corp. – Ryan Rocchetta c/o Wishart Law Firm LLP)

Purpose

The purpose of this report is to advise Council of the offer received for the sale of property described as PIN 31510-0131 (LT) LT 8 RCP H737 TARENTORUS; SAULT STE. MARIE, being civic 657 Fourth Line East.

Attached as Schedule “A” is a map of the subject property (“Property”).

Background

On March 17, 2025, Council passed By-law 2025-50 which declared the property surplus to the City’s needs and approved the disposition of same. Rocchetta Holdings Corp. (the “Requestor”) owns the abutting property and has advised that they intend to use the property to add the available space for their existing buildings at 294 Great Northern Road.

Valuations were obtained by both the Requestor and the City. Negotiations then ensued. The sale of this Property was also 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

The Legal Department has negotiated the sale of this property to the requestor for the sum of \$17,500 and recommends same.

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

The property is presently owned by the City and is exempt from property taxes. Upon the sale the property may become taxable depending upon its ultimate use.

Strategic Plan / Policy Impact / Climate Impact

Not applicable.

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Recommendation

It is therefore recommended that Council take the following action:

The relevant By-law 2025-96 is listed under item 12 of the Agenda and will be read with all by-laws under that item.

Respectfully submitted,

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