



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

**C O U N C I L   R E P O R T**

September 22, 2025

TO: Mayor Matthew Shoemaker and Members of City Council

AUTHOR: Joe Turpin, Manager of Business Attraction, Economic  
Development

DEPARTMENT: Community Development and Enterprise Services

RE: Municipal Support Resolution – Proposed Solar Project

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**Purpose**

The purpose of this report is to seek Council support for PUC Services Inc. (PUC) and affiliated entities proposed solar project in the form of a Municipal Support Resolution (MSR).

**Background**

Ontario's Independent Electric System Operator (IESO), is currently seeking new electricity supply to meet Ontario's growing demand and growth and ensure sufficient supply will be available into the 2030s and beyond. This electricity procurement is known as the Long-Term 2 Energy Supply Request for Proposals or LT2 for short.

PUC (and affiliated entities) are exploring the feasibility of constructing and operating a long-term energy project (solar farm) located on City of Sault Ste. Marie municipal land and will be applying to IESO's LT2 request for proposals.

**Analysis**

PUC Services Inc. is a utility services company operating as a wholly owned private company of the Corporation of the City of Sault Ste. Marie. PUC is looking to submit a bid to the IESO LT2 RFP process in October 2025. IESO is expected to announce successful projects in Q2 of 2026. If successful, the solar assets are expected to be operational by 2028.

PUC is proposing four projects—Leigh's Bay, Carpin Beach, Leigh's Bay/Carpin Beach combined, and the Airport Solar Project. Each project is being advanced as separate submissions (proposal configurations) into the IESO LT2 RFP and each project has a separate MSR as a result. By submitting each project on a stand-alone basis, PUC looks to maximize the chances of success in what is expected to be a highly competitive process with limited capacity available for acceptance.

The project size is expected to be up to 50MW maximum at the Leigh's Bay/Carpin Beach combined location where PUC has secured 190 acres. The project at the Airport location is expected to be up to 200MW and PUC has secured 970 acres for this project.

Comments from City Planning:

Leigh's Bay System – The four properties that make up the 'Leigh's Bay System' are all designated Rural on Land Use Schedule C of the Official Plan and Zoned Rural Area (RA) in Zoning By-law 2005-150. The existing Rural Zoning permits, among other things, 'Commercial Solar Power Installations', subject to the setbacks outlined for 'any other permitted use' in Section 8.5.2, more specifically, 30m from the front and rear yard, and 15m from interior and exterior side yards. There are watercourses present on the property; however, it appears that the solar arrays are not proposed to be located in close proximity to the watercourse. Having said this, portions 1169 Leigh's Bay Road are under the jurisdiction of the Sault Ste. Marie Region Conservation Authority, and as such, permits may be required from the SSMRCA prior to development or site alteration.

Carpin Beach System – 846 Carpin Beach Road is designated Rural on Land Use Schedule C of the Official Plan and Zoned Rural Area (RA) in Zoning By-law 2005-150. The existing Rural Zoning permits among other things, 'Commercial Solar Power Installations', subject to the setbacks outlined for 'any other permitted use' in Section 8.5.2, more specifically, 30m from the front and rear yard, and 15m from interior and exterior side yards. There are watercourses present on the property; however, it appears that the solar arrays are not proposed to be located in close proximity to the watercourse. Having said this, a small portion of the property is under the jurisdiction of the Sault Ste. Marie Region Conservation Authority, and as such, permits may be required from the SSMRCA prior to development or site alteration.

### **West End Solar Generation Project II – Airport Project**

Array #1 – Consists of a number of properties northwest of the airport. The majority of the properties are designated Rural Area on Land Use Schedule C and zoned Rural Area (RA) in Zoning By-law 2005-150. The existing Rural Zoning permits, among other things, 'Commercial Solar Power Installations', subject to the setbacks outlined for 'any other permitted use' in Section 8.5.2, more specifically, 30m from the front and rear yard, and 15m from interior and exterior side yards. A small portion of the properties, adjacent to the top of the hill are zoned 'Environmental Management' (EM) in relation to the Provincially Significant Shore Ridges Wetland below the escarpment. The area zoned EM is also under the jurisdiction of the SSMRCA, and as such, a permit may be required. At the time of the permit application, discussions can be undertaken between Planning and SSMRCA staff to determine the applicability of the EM Zoning and if any further studies are required, should the development encroach upon these lands. It is noted that most of these properties obtain access from Gagnon Road, which is

only seasonally maintained and does not necessarily meet the frontage requirement of Zoning By-law 2005-150. This too will need to be discussed should this project be approved by the IESO.

Array #2 – Zoned and Designated Rural Area like other properties above. Same frontage issue as Array #1, which will need to be discussed.

Array #3 – The property is located within Block B of the Airport Zone (AIR), which permits among other things, a ‘Commercial Solar Power Installation’. As per Section 8.6.1 of Zoning By-law 2005-150, the only setback is a 25m setback from Airport Road.

Arrays #4 and 5 - The property is located within the Airport Zone (AIR), which permits among other things, a ‘Commercial Solar Power Installation’. There are no minimum setback requirements.

The project information below assumes a maximum of a combined 250MW solar project (across all locations):

- Investment Size – Estimated at \$470 million.
- Impact on Employment:
  - o Construction Phase (lasting 12-18 months): There is estimated to be an average of 75 construction jobs, which would peak between 125-150. This would have an estimated direct and indirect economic impact of \$16.5 million.
  - o Ongoing Jobs: There are estimated to be 3-5 ongoing jobs plus relevant contracts with local companies to maintain the site. If there are four ongoing jobs, estimated direct and indirect economic impact of \$500,000 per annum.
  - o Increase in Property Taxes – Positive impact to property tax will be estimated as the development process proceeds.

For this project, PUC will partner with Axium Infrastructure, PowerBank and a First Nation. PUC will wholly own a minimum of 10% of the project. Given PUC is wholly owned by the Corporation of the City of Sault Ste. Marie, the City will not receive Municipal Support payments (on a per MW basis) or community-based funds, both of which are received on similar projects developed by other companies.

The solar project would continue to position the City as the Alternative Energy Capital of North America. Further, this would provide power for the west end of the City, which would support Algoma Steel’s power requirements for the Electric Arc Furnace and would assist in attracting new companies requiring large amounts of clean power.

Additionally, the solar power generation could support the development of a Public Port that utilizes green energy for its operation.

### **Financial Implications**

PUC will own a minimum of 10% of the solar project and the City will benefit from its ownership of the PUC. PUC will receive development fees for constructing the project and profits from its ongoing operation.

There are no immediate financial implications from Council signing this Municipal Support Resolution.

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

As a municipality committed to achieving net-zero emissions by 2050, PUC's application to develop a solar farm will contribute clean, renewable energy to Ontario's grid. Further, this will continue to support the City's use of renewable electricity and would also move the City closer to its environmental and sustainability goals.

### **Recommendation**

It is therefore recommended that Council take the following action:

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

### **Project 1: Sault Ste. Marie West End Solar Project I Leighs Bay**

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

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

Whereas the Proponent has delivered a Pre-Engagement Confirmation Notice to an applicable Local Body Administrator in respect of the Municipal Project Lands that includes the details outlined in the table below, except for the Unique Project ID which should only be required as part of the Pre-Engagement Confirmation Notice if available; and

- Unique Project ID of the Long-Term Energy Project (if available): N/A
- Legal name of the Proponent: 1001341379 Ontario Inc.
- Name of the Long-Term Energy Project: Sault Ste. Marie West End Solar Project I Leighs Bay
- Technology of the Long-Term Energy Project: Solar Photovoltaic (PV) Generation
- Maximum potential Contract Capacity of the Long-Term Energy Project (in MW): 35.2MW

- Property Identification Number (PIN), or if PIN is not available, municipal address or legal description of the Municipal Project Lands: 1643 Third Line West, Sault Ste. Marie, ON P6A 5K8; 1513 Third Line West, Sault Ste. Marie, ON P6C 3B5; 1169 Leighs Bay Road, Sault Ste. Marie, ON P6A 5K8.

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

Now Therefore Be It Resolved that:

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

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

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

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

Whereas the Proponent has delivered a Pre-Engagement Confirmation Notice to an applicable Local Body Administrator in respect of the Municipal Project Lands that includes the details outlined in the table below, except for the Unique Project ID which should only be required as part of the Pre-Engagement Confirmation Notice if available; and

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

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

Now Therefore Be It Resolved that:

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

- c. The Proponent has satisfied the Pre-AIA Submission Filing Requirement to the satisfaction of the Municipality; and
- d. If the Proponent is selected as a Selected Proponent under the LT2(e-1) RFP, the Council of City of Sault Ste. Marie will engage in good faith with the Selected Proponent to enable the Selected Proponent to complete an Agricultural Impact Assessment.

**Project 3: Sault Ste. Marie West End Solar Project I Leighs Bay and Carpin Beach Combined**

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

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

Whereas the Proponent has delivered a Pre-Engagement Confirmation Notice to an applicable Local Body Administrator in respect of the Municipal Project Lands that includes the details outlined in the table below, except for the Unique Project ID which should only be required as part of the Pre-Engagement Confirmation Notice if available; and

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

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

Now Therefore Be It Resolved that:

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

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

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

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

Whereas the Proponent has delivered a Pre-Engagement Confirmation Notice to an applicable Local Body Administrator in respect of the Municipal Project Lands that includes the details outlined in the table below, except for the Unique Project ID which should only be required as part of the Pre-Engagement Confirmation Notice if available; and

- Unique Project ID of the Long-Term Energy Project (if available): N/A
- Legal name of the Proponent: 1001341430 Ontario Inc.

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

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

Now Therefore Be It Resolved that:

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

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- c. The Proponent has satisfied the Pre-AIA Submission Filing Requirement to the satisfaction of the Municipality; and
- d. If the Proponent is selected as a Selected Proponent under the LT2(e-1) RFP, the Council of City of Sault Ste. Marie will engage in good faith with the Selected Proponent to enable the Selected Proponent to complete an Agricultural Impact Assessment.

Respectfully submitted,

Joe Turpin  
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