



REGULAR MEETING OF CITY COUNCIL MINUTES

Monday, January 12, 2026

5:00 pm

Council Chambers and Video Conference

Present: Mayor M. Shoemaker, Councillor S. Hollingsworth, Councillor S. Spina, Councillor L. Dufour, Councillor L. Vezeau-Allen, Councillor R. Zagordo, Councillor M. Bruni, Councillor S. Kinach, Councillor C. Gardi

Absent: Councillor A. Caputo, Councillor M. Scott

Officials: T. Vair, M. Zuppa, R. Tyczinski, S. Hamilton Beach, B. Lamming, S. Schell, J. King, P. Johnson, N. Thomas, N. Maione, C. Rumiell, D. Perri, F. Coccimiglio, T. Vecchio, S. Facey, J. Kircal, J. Ricard, L. Petrocco, K. Pulkkinen

1. **Land Acknowledgement**

2. **Adoption of Minutes**

Moved by: Councillor S. Spina

Seconded by: Councillor M. Bruni

Resolved that the Minutes of the Regular Council Meeting of December 15, 2025 be approved.

Carried

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

4. **Declaration of Pecuniary Interest**

4.1 Mayor M. Shoemaker – By-law 2026-3 (Zoning) 304 Industrial Park Crescent (1584836 Ontario Inc. o/a First General Services – Rico Briglio/David Toppan)

Applicant is a client of the law firm on this issue.

4.2 Mayor M. Shoemaker – By-law 2026-4 (Development Control) 304 Industrial Park Crescent (1584836 Ontario Inc. o/a First General Services – Rico Briglio/David Toppan)

Applicant is a client of the law firm on this issue.

5. Approve Agenda as Presented

Moved by: Councillor S. Spina

Seconded by: Councillor S. Kinach

Resolved that the Agenda for January 12, 2026 City Council Meeting as presented be approved.

Carried

6. Presentations

6.1 Audit Planning Presentation

Oscar Poloni, Partner, KPMG LLP was in attendance by video concerning Agenda item 7.2.

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

Moved by: Councillor S. Hollingsworth

Seconded by: Councillor C. Gardi

Resolved that all the items listed under date January 12, 2026 Agenda item 7 – Consent Agenda be approved as recommended.

Carried

7.1 Correspondence – Port of Algoma

Correspondence from Mayor Shoemaker to Hon. S. MacKinnon, Minister of Transport was received by Council.

7.2 KPMG Audit Planning

The report of KPMG regarding Audit Planning was received by Council.

Moved by: Councillor S. Spina

Seconded by: Councillor C. Gardi

Resolved that the report of KPMG dated January 2, 2026 concerning City of Sault Ste. Marie Audit Planning be received as information.

Carried

7.3 PUC Services Inc. Special Dividend

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

Moved by: Councillor S. Hollingsworth

Seconded by: Councillor C. Gardi

Resolved that the report of the Chief Financial Officer and Treasurer regarding PUC Services Inc. 2025 special dividend be received as information.

Carried

7.4 Audio-Visual / Virtual Meeting System – Council Chambers

The report of the Manager of Information Technology was received by Council.

Moved by: Councillor S. Spina

Seconded by: Councillor C. Gardi

Resolved that the report of the Manager of Information Technology dated January 12, 2026 concerning Audio-visual/Virtual Meeting System be received and that staff be directed to issue a request for proposal with an upper limit of \$360,000 to be funded from the re-allocation of the 2026 NG911 net operating budget (\$133,300) and the remaining NG911 capital commitment of \$80,000 from previous budgets and the balance from the IT Computer Reserve (\$146,700).

Carried

7.5 2026 Arts and Culture Assistance Grants – Early Intake

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

Moved by: Councillor S. Spina

Seconded by: Councillor C. Gardi

Resolved that the report of the Manager of Recreation and Culture dated January 12, 2026 concerning the 2026 Arts and Culture Assistance Program Grants – Early Intake allocation of funds be approved as follows:

1. DJ Seith – \$1,750
2. Matthew Warnock – \$1,750
3. Suzanne Deplonty – \$1,750
4. Riley Greco – \$1,750
5. Rebeka Herron – \$1,750
6. Black Fly Jam – \$8,500
7. Ashley Aikens McIntosh – \$5,600

8. Piecing It Together Shows – \$7,100
9. Sault Newcomers – \$3,000
10. West Fest – \$4,900
11. Gabriel George – \$5,200
12. Algoma Conservatory of Music – \$8,500
13. Entomica – \$8,500
14. Soo-Lebrity Theatre – \$3,650
15. Thinking Rock Community Arts – \$8,400
16. Ontario Culture Days – \$6,000
17. Centre Francophone – \$2,300
18. Sault Blues Society – \$1,600
19. Sault Film Festival – \$3,000

Carried

7.6 Canadian Housing Infrastructure Fund – West End Treatment Plant Upgrades

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

Moved by: Councillor S. Hollingsworth

Seconded by: Councillor C. Gardi

Resolved that the report of the Director of Engineering dated January 12, 2026 concerning Canadian Housing Infrastructure Fund Contribution Agreement – West End Treatment Plant Upgrades be received as information.

Carried

7.7 Building Inspector Appointments

The report of the Chief Building Official was received by Council.

The relevant By-law 2026-2 is listed under item 12 of the Minutes.

7.8 Fire Chief Appointment

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

The relevant By-law 2026-7 is listed under item 12 of the Minutes.

7.9 Housekeeping – Vacant Home Tax By-law

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

The relevant By-law 2026-6 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

8.7.1 A-10-25-Z 140 Black Road and 815 McNabb Street

Blair Gagnon was in attendance by video on behalf of the applicant.

The report of the Junior Planner was received by Council.

Moved by: Councillor S. Spina

Seconded by: Councillor M. Bruni

Resolved that the report of the Junior Planner dated January 12, 2026 concerning Application A-10-25-Z 140 Black Road and 815 McNabb Street be received and that Council approve this application in the following manner:

Rezone the subject properties from 'Medium Industrial Zone' (M2) to 'Medium Industrial Zone with a Special Exception' (M2.S) to include, in addition to those uses permitted in an M2 Zone:

1. A cardlock fuel pump facility.

For the purposes of this By-law, a Cardlock Fuel Pump Facility is defined as a fuel refilling station only available for those with an access card or account. Accessory uses such as office space, washroom facilities and retail may be permitted;

Further that Council deem 815 McNabb Street subject to Site Plan Control;

And that the Legal Department be requested to prepare the necessary by-law(s) to effect the same.

	For	Against	Conflict	Absent
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth	X			
Councillor S. Spina	X			
Councillor L. Dufour	X			

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Councillor L. Vezeau-Allen	X			
Councillor A. Caputo				X
Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach	X			
Councillor C. Gardi				X
Councillor M. Scott				X
Results	8	0	0	3
				Carried

8.7.2 A-1-26-Z 460 Old Garden River Road

Bill Webb was in attendance on behalf of the applicant.

The report of the Intermediate Planner was received by Council.

Moved by: Councillor S. Hollingsworth

Seconded by: Councillor S. Kinach

Resolved that the report of the Intermediate Planner dated January 12, 2026 concerning Application A-1-26-Z – 460 Old Garden River Road be received and that the subject property be rezoned from Rural Area Zone (RA) to Gentle Density Residential Zone (R2) with a Special Exception with the following provision:

1. That prior to any development or site alteration on the subject property, the Owner submits a grading and drainage plan with a stormwater report, prepared by a qualified professional, to the satisfaction of the Director of Engineering or their designate.

And that the Legal Department be requested to prepare the necessary by-law(s) to effect the same.

	For	Against	Conflict	Absent
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth	X			
Councillor S. Spina	X			
Councillor L. Dufour	X			
Councillor L. Vezeau-Allen	X			

Councillor A. Caputo					X
Councillor R. Zagordo	X				
Councillor M. Bruni	X				
Councillor S. Kinach	X				
Councillor C. Gardi					X
Councillor M. Scott					X
Results	8	0	0	0	3
					Carried

8.8 Boards and Committees

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

9.1 Windrows

Moved by: Councillor L. Dufour
 Seconded by: Councillor L. Vezeau-Allen

Whereas the grading of roads in Sault Ste Marie due to snow accumulation is a necessary operation in order to ensure safe and passable roads, particularly in advance of higher temperatures; and

Whereas the grading of snow pack on roads pulls up larger chunks of ice, which are deposited in the ends of driveways as windrows, which are challenging to clear with a typical homeowner’s residential snow equipment; and

Whereas, the removal of windrows by City forces would not be practicable due to a lack of equipment and a need for year-round work for the increase in full-time operators; and

Whereas there are multiple local private contractors, using tractor/snowblower units to clear private driveways;

Now Therefore Be It Resolved that Public Works staff be requested to work with local contractors to establish an estimated cost to tender the removal of driveway windrows, only during grading operations, with a per occurrence price, using PWT operations historical data to establish a budget that can be considered by Council for the 2026/27 winter season.

	For	Against	Conflict	Absent
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth	X			

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Councillor S. Spina	X			
Councillor L. Dufour	X			
Councillor L. Vezeau-Allen	X			
Councillor A. Caputo				X
Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach	X			
Councillor C. Gardi	X			
Councillor M. Scott				X
Results	9	0	0	2
				Carried

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 S. Hollingsworth

Seconded by: Councillor C. Gardi

Resolved that all By-laws under item 12 of the Agenda under date January 12, 2026 save and except By-law 2026-3 and By-law 2026-4 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 2026-1 (Traffic) Amendments to Traffic By-law 77-200

Moved by: Councillor S. Hollingsworth

Seconded by: Councillor C. Gardi

Resolved that By-law 2026-1 being a by-law to consolidate amendments to Traffic By-law 77-200 be passed in open Council this 12th day of January, 2026.

Carried

12.1.2 By-law 2026-2 (Appointment) Building Inspectors

Moved by: Councillor S. Hollingsworth

Seconded by: Councillor C. Gardi

Resolved that By-Law 2026-2 being a by-law to appoint Andrew Griffa and Sai Kiran Chipalthurthi as Building Inspectors be passed this 12th day of January, 2026.

Carried

12.1.5 By-law 2026-5 (Street Assumptions) Various

Moved by: Councillor S. Hollingsworth

Seconded by: Councillor C. Gardi

Resolved that By-law 2026-5 being a by-law to assume for public use and establish as public streets various parcels of land conveyed to the City be passed in open Council this 12th day of January, 2026.

Carried

12.1.6 By-law 2026-6 (Vacant Home Tax) Amendment To By-law 2024-168

Moved by: Councillor S. Hollingsworth

Seconded by: Councillor C. Gardi

Resolved that By-law 2026-6 being a by-law to amend By-law 2024-168 (being a by-law to establish a vacant home tax in the City of Sault Ste. Marie) be passed in open Council this 12th day of January, 2026.

Carried

12.1.7 By-law 2026-7 (Appointment) Fire Chief

Moved by: Councillor S. Hollingsworth

Seconded by: Councillor C. Gardi

Resolved that By-law 2026-7 being a by-law to appoint Naomi Thibault as Fire Chief be passed in open Council this 12th day of January, 2026.

Carried.

12.1.3 By-law 2026-3 (Zoning) 304 Industrial Park Crescent (1584836 Ontario Inc. o/a First General Services – Rico Briglio/David Toppan)

Mayor M. Shoemaker declared a conflict on this item. (Applicant is a client of the law firm on this issue). Acting Mayor C. Gardi assumed the chair.

Moved by: Councillor S. Hollingsworth

Seconded by: Councillor M. Bruni

Resolved that By-law 2026-3 being a by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 304 Industrial Park Crescent (Part Lot 1 Registrar's Compiled Plan H744 Tarentorus, Parts 1 and 2 1R14259; Subject to an easement in gross over Part 2 1R14259 as in AL297751; City of Sault Ste. Marie) (1584836 Ontario Inc.

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o/a First General Services – Rico Briglio/David Toppan) be passed in open Council this 12th day of January, 2026.

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

Carried

12.1.4 By-law 2026-4 (Development Control) 304 Industrial Park Crescent (1584836 Ontario Inc. o/a First General Services – Rico Briglio/David Toppan)

Mayor M. Shoemaker declared a conflict on this item. (Applicant is a client of the law firm on this issue).

Moved by: Councillor S. Hollingsworth

Seconded by: Councillor M. Bruni

Resolved that By-law 2026-4 being a by-law to designate the lands located at 304 Industrial Park Crescent (Part Lot 1 Registrar’s Compiled Plan H744 Tarentorus, Parts 1 and 2 1R14259; Subject to an easement in gross over Part 2 1R14259 as in AL297751; City of Sault Ste. Marie) an area of site plan control (1584836 Ontario Inc. o/a First General Services – Rico Briglio/David Toppan) be passed in open Council this 12th day of January, 2026.

	For	Against	Conflict	Absent
Mayor M. Shoemaker			X	
Councillor S. Hollingsworth	X			

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Councillor S. Spina	X			
Councillor L. Dufour	X			
Councillor L. Vezeau-Allen	X			
Councillor A. Caputo				X
Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach	X			
Councillor C. Gardi	X			
Councillor M. Scott				X
Results	8	0	1	2
				Carried

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

Carried

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

14. Closed Session

15. Adjournment

Moved by: Councillor S. Spina

Seconded by: Councillor S. Kinach

Resolved that this Council now adjourn.

Carried

Mayor

Deputy City Clerk