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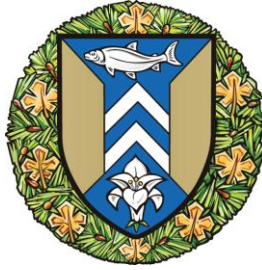
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**The Corporation of the  
City of Sault Ste. Marie**



**LEGAL DEPARTMENT**

May 8, 2025

**SENT VIA EMAIL**

**RECEIVED**  
2025/05/09  
(YYYY/MM/DD)  
Ontario Heritage Trust

Provincial Heritage Registrar  
The Ontario Heritage Trust  
10 Adelaide Street, 3<sup>rd</sup> Floor  
Toronto ON M5C 1J3  
[registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca)

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Dear Sir/Madam:

**RE: DESIGNATION OF 99 HURON STREET, SAULT STE. MARIE**

On March 17, 2025, City Council passed By-law 2025-40 to designate the above property as being of architectural or historic value or interest in the City of Sault Ste. Marie. The By-law was registered on April 10, 2025 as Instrument No. AL292217.

All matters to effect the designation under the Ontario Heritage Act have now been completed and therefore, pursuant to Section 29 of the Act, I am enclosing a copy of the registered By-law with attached certified copy of By-law 2025-40 and Designation Report.

Yours truly,

A handwritten signature in blue ink, appearing to read "M. Borowicz-Sibenik".

Melanie Borowicz-Sibenik,  
Assistant City Solicitor

MBS/lv  
Enclosure

c. Virginia McLeod, Manager of Recreation & Culture

\\citydata\\LegalDept\\Legal\\Staff\\LEGAL\\H\\Heritage Agreements\\Huron, 99 Yard Locker\\Letter-OHT Owner-Registered By-law Report  
- May 8, 2025.docx

Properties

|             |  |
|-------------|--|
| PIN         | 31577 - 0079    LT   |
| Description | PART LAND & LAND COVERED WITH WATER AT THE FOOT OF RAPIDS ON ST. MARY'S RIVER PARTS 1 AND 2 1R13414; SUBJECT TO AN EASEMENT OVER PART LAND & LAND COVERED WITH WATER AT THE FOOT OF RAPIDS ON ST. MARY'S RIVER PART 2 1R13414 AS IN LT57299; SUBJECT TO AN EASEMENT OVER PART LAND & LAND COVERED WITH WATER AT THE FOOT OF RAPIDS ON ST. MARY'S RIVER PART 1 1R13414 AS IN AL181403; SUBJECT TO AN EASEMENT OVER PART LAND & LAND COVERED WITH WATER AT THE FOOT OF RAPIDS ON ST. MARY'S RIVER PART 1 1R13414 AS IN AL181401; TOGETHER WITH AN EASEMENT OVER PART OF HUDSON BAYS COMPANY LANDS SOUTH SIDE OF PORTAGE STREET PARTS 27 & 28 1R13279 AS IN AL181397; TOGETHER WITH AN EASEMENT OVER PART OF LAIRD AND HENDERSON MILL SITE & PART OF HUDSON BAYS COMPANY LAND SOUTH SIDE OF PORTAGE STREET PARTS 1-11, 21 & 22 1R13279 AS IN AL181438; TOGETHER WITH AN EASEMENT OVER PART LAND AND LAND COVERED WITH WATER AT THE FOOT OF RAPIDS ON ST. MARYS RIVER, PART 35 PLAN 1R13279 AS IN AL181433; SUBJECT TO AN EASEMENT OVER PART 1 ON PLAN 1R13414 IN FAVOUR OF PART LAND & LAND COVERED WITH WATER AT THE FOOT OF RAPIDS ON ST.MARY'S RIVER PARTS 13, 14, 19 & 38, ON PLAN 1R13279 EXCEPT PARTS 1 & 2 1R13414 AS IN AL211635; SUBJECT TO AN EASEMENT OVER PART 1 ON PLAN 1R13414 IN FAVOUR OF PART LAND & LAND COVERED WITH WATER, PART OF ST. MARY'S ISLAND PARTS 39 & 40, ON PLAN 1R13279 EXCEPT PART 4 1R13414 AS IN AL211635; SUBJECT TO AN EASEMENT OVER PART 1 ON PLAN 1R13414 IN FAVOUR OF PART ST. MARY'S ISLAND, BEING PT 20 1R5861 AS IN AL211635; CITY OF SAULT STE. MARIE |
| Address     | SAULT STE. MARIE   |
| PIN         | 31577 - 0083    LT   |
| Description | PART LAND & LAND COVERED WITH WATER, PART OF ST. MARY'S ISLAND PART 4 1R13414; TOGETHER WITH AN EASEMENT OVER PART HUDSON BAYS COMPANY LANDS, SOUTH SIDE PORTAGE STREET PARTS 27 & 28 1R13279 AS IN AL181397; TOGETHER WITH AN EASEMENT OVER PART OF LAIRD AND HENDERSON MILL SITE & PART HUDSON BAYS COMPANY LANDS, SOUTH SIDE PORTAGE STREET PARTS 1-11, 21 & 22 1R13279 AS IN AL181438; TOGETHER WITH AN EASEMENT OVER PART LAND AND LAND COVERED WITH WATER AT THE FOOT OF RAPIDS ON ST. MARYS RIVER, PART 35 PLAN 1R13279 AS IN AL181433; CITY OF SAULT STE. MARIE  |
| Address     | SAULT STE. MARIE   |
| PIN         | 31577 - 0085    LT   |
| Description | PART LAND & LAND COVERED WITH WATER PART 3 1R13414; TOGETHER WITH AN EASEMENT OVER PART LAND & LAND COVERED WITH WATER AT THE FOOT OF RAPIDS ON ST. MARYS RIVER PART 35 1R13279 AS IN AL181433; TOGETHER WITH AN EASEMENT OVER PART OF HUDSON BAY COMPANY'S LANDS SOUTH SIDE OF PORTAGE STREET PARTS 27 & 28 1R13279 AS IN AL181397; TOGETHER WITH AN EASEMENT OVER PART OF LAIRD AND HENDERSON STREET & PART OF HUDSON BAY COMPANYS LANDS SOUTH SIDE OF PORTAGE STREET PARTS 1-11, 21 & 22 1R13279 AS IN AL181438; CITY OF SAULT STE. MARIE   |
| Address     | SAULT STE. MARIE   |

Applicant(s)

This Order/By-law affects the selected PINs.

|  |   |
|--|---|
| Name   | THE CORPORATION OF THE CITY OF SAULT STE. MARIE   |
| Address for Service  | Legal Department<br>Level 4, Civic Centre<br>99 Foster Drive<br>Sault Ste. Marie ON P6A 5X6 |
| This document is being authorized by a municipal corporation Melanie Borowicz-Sibenik, Assistant City Solicitor. |   |
| This document is not authorized    under Power of Attorney by this party.  |   |

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

|                              |   |                            |                      |
|------------------------------|---|----------------------------|----------------------|
| Melanie Ann Borowicz-Sibenik | Civic Centre - 99 Foster Drive<br>Sault Ste. Marie<br>P6A 5X6 | acting for<br>Applicant(s) | Signed    2025 04 08 |
|------------------------------|---|----------------------------|----------------------|

**Signed By**

Tel            705-759-5400

Email        m.borowiczsibenik@cityssm.on.ca

I have the authority to sign and register the document on behalf of the Applicant(s).

**Submitted By**

THE CORPORATION OF THE CITY OF SAULT STE MARIE

Civic Centre - 99 Foster Drive  
Sault Ste. Marie  
P6A 5X6

2025 04 10

Tel            705-759-5400

Email        m.borowiczsibenik@cityssm.on.ca

**Fees/Taxes/Payment**

|                            |         |
|----------------------------|---------|
| Statutory Registration Fee | \$70.90 |
| Total Paid                 | \$70.90 |

Schedule "A"

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2025-40

**HERITAGE DESIGNATION:** A by-law to designate civic 99 Huron Street as being of architectural or historic value or interest.

**WHEREAS** Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest;

**WHEREAS** the Council of the Corporation of the City of Sault Ste. Marie has caused to be served on the owners of the lands and upon The Ontario Heritage Trust, notice of intention to so designate the property and has caused such notice of intention to be published in the Sault Star for one time;

**WHEREAS** no objections to the proposed designations have been served on the Clerk of the municipality; and

**NOW THEREFORE** the Council of the Corporation of the City of Sault Ste. Marie, pursuant to the *Ontario Heritage Act* ENACTS as follows:

1. **PROPERTIES DESIGNATED**

There is designated as being of architectural or historic value or interest, the property described above and further described in Schedule "A" to this by-law.

2. **HERITAGE DESIGNATION REPORT**

The Heritage Designation Report of the Sault Ste. Marie Municipal Heritage Committee dated **December 2, 2024**, recommends that civic 99 Huron Street, Sault Ste. Marie, Ontario be designated of significant cultural heritage value and interest pursuant to Part IV of the Ontario Heritage Act.

3. **EFFECTIVE DATE**

This by-law takes effect on the date of its final passing.

**PASSED** in open Council this 17<sup>th</sup> day of March, 2025.

I, Rachel Tyczinski, City Clerk of the Corporation of the City of Sault Ste. Marie, certify the foregoing to be a true and correct copy of the original document of which it purports to be a copy.  
Dated at Sault Ste. Marie, Ontario, this

31<sup>st</sup> day of March, 2025

  
MAYOR – MATTHEW SHOEMAKER

  
CITY CLERK – RACHEL TYCZINSKI

SCHEDULE "A" TO BY-LAW 2025-40

99 Huron Street

PIN: 31577-0079 (LT) PART LAND & LAND COVERED WITH WATER AT THE FOOT OF RAPIDS ON ST. MARY'S RIVER PARTS 1 AND 2 1R13414; SUBJECT TO AN EASEMENT OVER PART LAND & LAND COVERED WITH WATER AT THE FOOT OF RAPIDS ON ST. MARY'S RIVER PART 2 1R13414 AS IN LT57299; SUBJECT TO AN EASEMENT OVER PART LAND & LAND COVERED WITH WATER AT THE FOOT OF RAPIDS ON ST. MARY'S RIVER PART 1 1R13414 AS IN AL181403; SUBJECT TO AN EASEMENT OVER PART LAND & LAND COVERED WITH WATER AT THE FOOT OF RAPIDS ON ST. MARY'S RIVER PART 1 1R13414 AS IN AL181401; TOGETHER WITH AN EASEMENT OVER PART OF HUDSON BAYS COMPANY LANDS SOUTH SIDE OF PORTAGE STREET PARTS 27 & 28 1R13279 AS IN AL181397; TOGETHER WITH AN EASEMENT OVER PART OF LAIRD AND HENDERSON MILL SITE & PART OF HUDSON BAYS COMPANY LAND SOUTH SIDE OF PORTAGE STREET PARTS 1-11, 21 & 22 1R13279 AS IN AL181438; TOGETHER WITH AN EASEMENT OVER PART LAND AND LAND COVERED WITH WATER AT THE FOOT OF RAPIDS ON ST. MARY'S RIVER, PART 35 PLAN 1R13279 AS IN AL181433; SUBJECT TO AN EASEMENT OVER PART 1 ON PLAN 1R13414 IN FAVOUR OF PART LAND & LAND COVERED WITH WATER AT THE FOOT OF RAPIDS ON ST. MARY'S RIVER PARTS 13, 14, 19 & 38, ON PLAN 1R13279 EXCEPT PARTS 1 & 2 1R13414 AS IN AL211635; SUBJECT TO AN EASEMENT OVER PART 1 ON PLAN 1R13414 IN FAVOUR OF PART LAND & LAND COVERED WITH WATER, PART OF ST. MARY'S ISLAND PARTS 39 & 40, ON PLAN 1R13279 EXCEPT PART 4 1R13414 AS IN AL211635; SUBJECT TO AN EASEMENT OVER PART 1 ON PLAN 1R13414 IN FAVOUR OF PART ST. MARY'S ISLAND, BEING PT 20 1R5861 AS IN AL211635; CITY OF SAULT STE. MARIE

PIN 31577-0083 (LT) PART LAND & LAND COVERED WITH WATER, PART OF ST. MARY'S ISLAND PART 4 1R13414; TOGETHER WITH AN EASEMENT OVER PART HUDSON BAYS COMPANY LANDS, SOUTH SIDE PORTAGE STREET PARTS 27 & 28 1R13279 AS IN AL181397; TOGETHER WITH AN EASEMENT OVER PART OF LAIRD AND HENDERSON MILL SITE & PART HUDSON BAYS COMPANY LANDS, SOUTH SIDE PORTAGE STREET PARTS 1-11, 21 & 22 1R13279 AS IN AL181438; TOGETHER WITH AN EASEMENT OVER PART LAND AND LAND COVERED WITH WATER AT THE FOOT OF RAPIDS ON ST. MARY'S RIVER, PART 35 PLAN 1R13279 AS IN AL181433; CITY OF SAULT STE. MARIE

PIN 31577-0085 (LT) PART LAND & LAND COVERED WITH WATER PART 3 1R13414; TOGETHER WITH AN EASEMENT OVER PART LAND & LAND COVERED WITH WATER AT THE FOOT OF RAPIDS ON ST. MARY'S RIVER PART 35 1R13279 AS IN AL181433; TOGETHER WITH AN EASEMENT OVER PART OF HUDSON BAY COMPANY'S LANDS SOUTH SIDE OF PORTAGE STREET PARTS 27 & 28 1R13279 AS IN AL181397; TOGETHER WITH AN EASEMENT OVER PART OF LAIRD AND HENDERSON STREET & PART OF HUDSON BAY COMPANY'S LANDS SOUTH SIDE OF PORTAGE STREET PARTS 1-11, 21 & 22 1R13279 AS IN AL181438; CITY OF SAULT STE. MARIE

# Yard Locker Designation Report

**RECEIVED**  
2025/05/09  
(YYYY/MM/DD)  
Ontario Heritage Trust



Location: 99 Huron Street (Roll number: 040-031-107-08)



### **Description of Property:**

The Yard Locker located off of Huron Street (City of Sault Ste. Marie roll number 040-031-107-08) on the former site of a Hudson Bay Trading Post. Constructed sometime between the years 1896-1902 the Yard Locker is built from local red sandstone, excavated from the adjacent power canal and lock.

The external plan size is 15.5 m (51') by 16.5 m (54') measured at the base.

The Yard Locker is located near other properties with historic designations such as the Machine Shop and the former Abitibi Head Office.

### **Statement of Cultural Value/Interest:**

1. The Yard Locker is constructed of local red sandstone excavated from the adjacent power canal and lock. The use of local sandstone in the construction of building has been noted as a historically significant attribute in other historic buildings in Sault Ste. Marie.
2. The Yard Locker is one of the few remaining buildings that formed a portion of the turn of the century industrial empire developed by Francis H. Clergue. Francis H. Clergue's business empire was responsible for most of Sault Ste. Marie's early industrial development.
3. Francis Hector Clergue is designated as a National Historic Person by the Historic Site and Monuments Board of Canada for his contribution to the industrial of Sault Ste. Marie.

Clergue's business empire would collapse in 1904 and ownership of the Yard Locker and surrounding buildings would transfer first to the Lake Superior Paper Company in 1911, then the Spanish River Pulp and Paper Company in 1915, then the Abitibi Power and Paper Company in 1928 and finally St Marys Paper in 1987 until 2011 when the Paper mill would be shut down. The pulp and paper industry was a vital part of Sault Ste. Marie's economy for over a century and the Yard Locker is one of the few surviving original buildings from Clergue's business empire.

The Yard Locker's architecture remains unique as it was made in a Romanesque Revival style which was popular during the late 19<sup>th</sup> century. The use of Romanesque Revival style was common for buildings that Clergue had his architects make such as the Machine Shop, however other industrial buildings of the time were typically designed in a more utilitarian style and had less architectural flair compared to the Yard Locker. The exterior of the Yard Locker has also remained mostly unaltered through the years despite the modernization and destruction of other buildings on the same site.

### **Description of Heritage Attributes:**

Key attributes that reflect the Yard Locker's importance to Sault Ste. Marie's history includes:

- The use of local sandstone which was excavated during the construction of the Soo Locks



- The exterior of the building appears largely unchanged despite being over a century old and the modernization of other nearby buildings throughout the years
- The building is located among other historically significant buildings and landmarks such as the Machine Shop and the Soo Locks
- The building's overall design matches the Romanesque Revival design of the nearby buildings which includes features such as heavy massing, symmetrical composition and rusticated stonework.
- There are three possible architects under Clergue's employ that may have designed the Yard Locker; E. Francis Head, Harry J. Powell and James Calloway Teague



**East Elevation**



**North Elevation**

## Legal Description

Property Identification Number: 31577-0079 LT (DIVISION FROM 31577-0068)

PART LAND & LAND COVERED WITH WATER AT THE FOOT OF RAPIDS ON ST. MARY'S RIVER PARTS 1 AND 2 1R13414; SUBJECT TO AN EASEMENT OVER PART LAND & LAND COVERED WITH WATER AT THE FOOT OF RAPIDS ON ST. MARY'S RIVER PART 2 1R13414 AS IN LT57299; SUBJECT TO AN EASEMENT OVER PART LAND & LAND COVERED WITH WATER AT THE FOOT OF RAPIDS ON ST. MARY'S RIVER PART 1 1R13414 AS IN AL181403; SUBJECT TO AN EASEMENT OVER PART LAND & LAND COVERED WITH WATER AT THE FOOT OF RAPIDS ON ST. MARY'S RIVER PART 1 1R13414 AS IN AL181401; TOGETHER WITH AN EASEMENT OVER PART OF HUDSON BAYS COMPANY LANDS SOUTH SIDE OF PORTAGE STREET PARTS 27 & 28 1R13279 AS IN AL181397; TOGETHER WITH AN EASEMENT OVER PART OF LAIRD AND HENDERSON MILL SITE & PART OF HUDSON BAYS COMPANY LAND SOUTH SIDE OF PORTAGE STREET PARTS 1-11, 21 & 22 1R13279 AS IN AL181438; TOGETHER WITH AN EASEMENT OVER PART LAND AND LAND COVERED WITH WATER AT THE FOOT OF RAPIDS ON ST. MARYS RIVER, PART 35 PLAN 1R13279 AS IN AL181433; SUBJECT TO AN EASEMENT OVER PART 1 ON PLAN 1R13414 IN FAVOUR OF PART LAND & LAND COVERED WITH WATER AT THE FOOT OF RAPIDS ON ST.MARY'S RIVER PARTS 13, 14, 19 & 38, ON PLAN 1R13279 EXCEPT PARTS 1 & 2 1R13414 AS IN AL211635; SUBJECT TO AN EASEMENT OVER PART 1 ON PLAN 1R13414 IN FAVOUR OF PART LAND & LAND COVERED WITH WATER, PART OF ST. MARY'S ISLAND PARTS 39 & 40, ON PLAN 1R13279 EXCEPT PART 4 1R13414 AS IN AL211635; SUBJECT TO AN EASEMENT OVER PART 1 ON PLAN 1R13414 IN FAVOUR OF PART ST. MARY'S ISLAND, BEING PT 20 1R5861 AS IN AL211635; CITY OF SAULT STE. MARIE

Property Identification Number: 31577-0085 LT (CONSOLIDATION FROM 31577-0081, 31577-0082)

PART LAND & LAND COVERED WITH WATER PART 3 1R13414; TOGETHER WITH AN EASEMENT OVER PART LAND & LAND COVERED WITH WATER AT THE FOOT OF RAPIDS ON ST. MARYS RIVER PART 35 1R13279 AS IN AL181433; TOGETHER WITH AN EASEMENT OVER PART OF HUDSON BAY COMPANY'S LANDS SOUTH SIDE OF PORTAGE STREET PARTS 27 & 28 1R13279 AS IN AL181397; TOGETHER WITH AN EASEMENT OVER PART OF LAIRD AND HENDERSON STREET & PART OF HUDSON BAY COMPANYS LANDS SOUTH SIDE OF PORTAGE STREET PARTS 1-11, 21 & 22 1R13279 AS IN AL181438; CITY OF SAULT STE. MARIE

Property Identification Number: 31577-0083 (DIVISION FROM 31577-0076)

PART LAND & LAND COVERED WITH WATER, PART OF ST. MARY'S ISLAND PART 4 1R13414; TOGETHER WITH AN EASEMENT OVER PART HUDSON BAYS COMPANY LANDS, SOUTH SIDE PORTAGE STREET PARTS 27 & 28 1R13279 AS IN AL181397; TOGETHER WITH AN EASEMENT OVER PART OF LAIRD AND HENDERSON MILL SITE & PART HUDSON BAYS COMPANY LANDS, SOUTH SIDE PORTAGE STREET PARTS 1-11, 21 & 22 1R13279 AS IN AL181438; TOGETHER WITH AN EASEMENT OVER PART LAND AND LAND COVERED WITH WATER AT THE FOOT OF RAPIDS ON ST. MARYS RIVER, PART 35 PLAN 1R13279 AS IN AL181433; CITY OF SAULT STE. MARIE



Document Path: G:\CitySSM\_GIS\CSD\General\Virginia\YardLocker\_Location\_May\_2016\_V1\_8x11.mxd

Source: Esri, Maxar, GeoEye, Earthstar  
Geographics, CNES/Airbus DS, USDA, AeroCast, GeoEye, IGN, AerGRID, Carta Navi, etc.

|  |   |   |
|--|---|---|
| <b>Application Map Series</b><br><input checked="" type="checkbox"/> Subject Property <input type="checkbox"/> Official Plan Landuse<br><input type="checkbox"/> Existing Zoning <input type="checkbox"/> Aerial Image<br><input type="checkbox"/> Official Plan Amendment | <b>Legal Department Reference</b>   | <div data-bbox="980 1604 1049 1671" data-label="Image"> </div> <div data-bbox="1049 1604 1408 1841"> <p><b>SAULT STE. MARIE</b><br/> <b>Planning and Enterprise Services</b><br/>           Community Development and Enterprise Services Department<br/>           99 Foster Drive, Sault Ste Marie, ON P6A 5X6<br/> <a href="http://saultstemarie.ca">saultstemarie.ca</a>   705-759-5368   <a href="mailto:planning@cityssm.on.ca">planning@cityssm.on.ca</a></p> <p><i>This map is for general reference only</i><br/>           Orthophoto: None<br/>           Projection Details:<br/>           NAD 1983 UTM Zone 16N<br/>           GCS North American 1983</p> <div data-bbox="1159 1814 1354 1841"> </div> <div data-bbox="1354 1772 1386 1841"> </div> </div> |
| <b>Property Information</b><br>Civic Address: 99 Huron Street<br>Roll No.: 040031107080000<br>Map No.: 16<br>Map Ref: Yard Locker (Former St. Mary's Paper Site)<br>Date Created: April 21, 2022   | <b>Legend</b><br><div data-bbox="704 1772 753 1814" data-label="Image"> </div> <div data-bbox="769 1772 891 1814">           Parcel Fabric         </div> |   |