



**Regular Meeting of Council
AGENDA**

Tuesday, November 12, 2024, 6:30 p.m.

Council Chambers

City Hall - 200 McIntyre Street East, North Bay, ON

- 1. Declaration of Pecuniary Interest and the General Nature Thereof**
- 2. Public Presentations**
- 3. Public Meeting Minutes**
- Tuesday, October 29, 2024
- 4. Motion for Reconsideration**
- 5. Committee Reports**
- 6. Correspondence**
 - 6.1 Proposed Official Plan Amendment and Zoning By-Law Amendment application by Tulloch Geomatics Inc. on behalf of Lidrani Holdings Inc. - Birchs Road (unaddressed)
Letter prepared by: Peter Carello
Date of Letter: October 28, 2024
 - 6.2 2025 Budget Schedule
Prepared by: Margaret Karpenko
Date of Report: November 1, 2024
Report No. CORP 2024-93
 - 6.3 Year-End Water and Wastewater Financial Projection, as at September 30, 2024
Prepared by: Laura Boissonneault
Date of Report: October 25, 2024
Report No. CORP 2024-91
 - 6.4 Request for Extension to Draft Plan of Subdivision and Draft Plan of Condominium - 730 Lakeshore Drive (City File No's. 48T-14101 and 48CDM-19101)
Prepared by: Peter Carello
Date of Report: October 31, 2024
Report No. CSBU 2024-50
- 7. By-Laws for Consideration**

8. Motions

8.1 Solve the Crisis

8.2 Ditching and Draining Policies and Processes

8.3 Elmwood

9. In-Camera Correspondence

9.1 Closed Minutes

9.2 Confidential Report from P. Leckie and M. Karpenko dated Nov 1, 2024 re Advice that is subject to solicitor client privilege and negotiations carried on by the municipality

10. Giving Notice (Notice of Motion)

11. Confirmatory By-Law

By-Law No. 2024-78 to confirm proceedings of the Regular Meeting of Council held on November 12, 2024.

12. Adjournment

**Minutes of Council Education Session
of City Council
Held Tuesday, October 29, 2024**

Present:

Mayor Chirico, Councillors Inch, Mallah, King, Bain, Gardiner (5:20 p.m. to 6:13 p.m.), Vrebosch (5:22 p.m. to 6:13 p.m.), Mayne, Mitchell.

Staff Present:

J. Severino, V. Hie, I. Kilgour (6:09 p.m. to 6:13 p.m.), W. Trottier, J. Wilson.

Mayor Chirico called the meeting to order at 5:16 p.m.

Item Discussed: Introduction to 2SLGBTQ+ Basics
Detective Constable Megan MacPherson - North Bay
Police Service

Res #2024-301: Moved by Councillor Mallah, Seconded by Councillor Mitchell
That this Council Education Session do now adjourn at
6:13 p.m.

"Carried"

Mayor Peter Chirico

Deputy City Clerk Véronique Hie



Committee Meeting of Council Minutes

**October 29, 2024, 6:30 p.m.
Council Chambers**

all - 200 McIntyre Street East, North Bay, ON

Members Present: Mayor Chirico, Councillor Inch, Councillor Mallah,
Councillor King, Councillor Bain, Councillor Gardiner,
Councillor Vrebosch, Councillor Mayne, Councillor Mitchell

Members Absent: Councillor Horsfield, Councillor Lowery

General Government Committee

Item Addressed:

GG 2024-09: Report from Margaret Karpenko, dated October 1, 2024 re: 2023 Consolidated Financial Statements.

Direction: Committee Report be brought forward to Council.

Community Services Committee

No Items Addressed.

Infrastructure and Operations Committee

No Items Addressed.

Committee Meeting of Council adjourned at 7:03 p.m.

Mayor Peter Chirico

City Clerk Karen McIsaac



**Regular Meeting of City Council
Minutes**

**October 29, 2024, 6:30 p.m.
Council Chambers**

City Hall - 200 McIntyre Street East, North Bay, ON

Members Present: Mayor Chirico, Councillor Inch, Councillor Mallah, Councillor King, Councillor Bain, Councillor Gardiner, Councillor Vrebosch, Councillor Mayne, Councillor Mitchell

Members Absent: Councillor Horsfield, Councillor Lowery

1. Declaration of Pecuniary Interest and the General Nature Thereof

1.1 Councillor Vrebosch - 2024 Benefits Renewal as DNSSAB is my employer.

1.2 Councillor Vrebosch - In-Camera Correspondence
Councillor Vrebosch declared a conflict of interest in relation to Item 9.4.

2. Public Presentations

2.1 Earl Davison, re Petition for improvements to Shorewood Road (Trout Lake), North Bay

3. Public Meeting Minutes

Res. # 2024-302

Moved by Councillor Gardiner
Seconded by Councillor Vrebosch

That the minutes for the public meetings held on:

- Tuesday, October 15, 2024; and
- Monday, October 21, 2024

be adopted as presented.

Carried

4. Motion for Reconsideration

5. Committee Reports

5.1 2023 Consolidated Financial Statements

Res. # 2024-303

Moved by Councillor Inch
Seconded by Councillor Mitchell

That General Government Committee Report No. 2024-13
relating to:

- 2023 Consolidated Financial Statements

be adopted as presented.

General Government Committee Report No. 2024-13

October 29, 2024

To The Council
Of The Corporation
Of The City Of North Bay

Your Worship and Councillors:

The General Government Committee presents Report No. 2024-13 and recommends:

“That the Mayor and Chief Financial Officer/Treasurer of The Corporation of the City of North Bay be authorized to approve the 2023 Consolidated Financial Statements.”

All of which is respectfully submitted.

Carried

5.2 City of North Bay Organizational Review

Res. # 2024-304

Moved by Councillor Inch
Seconded by Councillor Mitchell

That General Government Committee Report No. 2024-14
relating to:

- City of North Bay Organizational Review

be adopted as presented.

General Government Committee Report No. 2024-14

October 29, 2024

To The Council
Of The Corporation
Of The City Of North Bay

Your Worship and Councillors:

The General Government Committee presents Report No. 2024-14 and recommends:

“That Council:

1. approve the Organizational Review Implementation Plan as outlined in Report to Council CAO 2024-007, inclusive of Appendix A, dated October 10, 2024 from John Severino;
2. receive and file the City of North Bay Organizational Review by KPMG (April 2024) and the City of North Bay Communications Review Report by Redbrick Communications (April 2024); and
3. authorize the transfer of funds to the project as outlined in Report to Council CAO 2024-007, dated October 10, 2024 from John Severino.”

All of which is respectfully submitted.

Carried

- 5.3 Proposed Zoning By-Law Amendment by Tulloch Geomatics Inc. on behalf of 2525118 Ontario Limited - 2 Sunset Boulevard

Res. # 2024-305

Moved by Councillor Mallah
Seconded by Councillor King

That Community Services Committee Report No. 2024-14 relating to:

- Zoning By-Law Amendment application by Tulloch Geomatics Inc. on behalf of 2525118 Ontario Limited – 2 Sunset Boulevard

be adopted as presented.

Community Services Committee Report No. 2024-14

October 29, 2024

To The Council
Of The Corporation
Of The City Of North Bay

Your Worship and Councillors:

The Community Services Committee presents Report No. 2024-14 and recommends:

“That:

1. Council approve the proposed Zoning By-Law Amendment by Tulloch Geomatics Inc. on behalf of the property owner (2525118 Ontario Limited) – 2 Sunset Boulevard in the City of North Bay – to rezone the property from a “Residential Multiple First Density (RM1)” zone to a “Residential Fifth Density Special (R5 Sp.)” zone for the property legally described in Appendix A to Report to

Council CSBU 2024-048 prepared by Peter Carello dated October 3, 2024; and

2. the subject property be placed under Site Plan Control pursuant to Section 41 of the *Planning Act*, R.S.O., 1990 as amended."

All of which is respectfully submitted.

Carried

6. Correspondence

- 6.1 Redline Agreement - Johnston Creek Subdivision (Tower Drive & Winston Drive)

Res. # 2024-306

Moved by Councillor Mallah
Seconded by Councillor King

That:

1. Council approve the request by Antech Design & Engineering on behalf of Golden Estates Limited to revise the Draft Plan of Subdivision (Subdivision File No. 48T-21101) as indicated in Report to Council CSBU 2024-49, as shown on the revised Draft Plan of Subdivision attached hereto as Schedule "B"; and
2. Condition #2 of the Conditions of Draft Approval is amended to reflect the revised Draft Plan of Subdivision, as shown on Schedule "B" to Report to Council CSBU 2024-49 dated October 8, 2024 from Beverley Hillier.

Carried

- 6.2 Proposed Zoning By-Law Amendment by Goodridge Goulet Planning & Surveying Ltd. on behalf of Azitav Mondal and Shualy Sen - 41 Gertrude Street East, North Bay

Res. # 2024-307

Moved by Councillor Mallah
Seconded by Councillor King

That the proposed Zoning By-Law Amendment by Goodridge Goulet Planning & Surveying Ltd. on behalf of Azitav Mondal and Shualy Sen - 41 Gertrude Street East be received and referred to the Community Services Committee for a Public Meeting.

Carried

6.3 Road Safety Strategy

Res. # 2024-308

Moved by Councillor Mitchell
Seconded by Councillor Mayne

That Report to Council IO-2024-09 dated October 17, 2024 from Megan Rochefort be received and referred to the Infrastructure and Operations Committee Meeting on November 12, 2024.

Carried

6.4 2024 Benefits Renewal

Councillor Vrebosch declared a conflict on this item, "as DNSSAB is my employer."

Res. # 2024-309

Moved by Councillor Inch
Seconded by Councillor Mitchell

That Council approve the renewal of the Employee Administrative Services Only (ASO) and Pooled Benefits (excepting Accidental Death & Dismemberment [AD & D] coverage) Program with Manulife Financial effective November 1, 2024 and the AD & D coverage with ALG Insurance effective November 1, 2024 at an increase of 0.1% or \$3,468 per annum.

Carried

7. By-Laws for Consideration

Res. # 2024-310

Moved by Councillor Mallah
Seconded by Councillor King

That the following by-laws be read a first and second time:

By-Law No. 2024-75 to stop up, close and convey a part of Memorial Drive (formerly known as Golf Street) Road Allowance designated as Part 59, on Plan 36R-14925 in the City of North Bay.

By-Law No. 2024-76 to rezone certain lands on Sunset Boulevard (2525118 Ontario Limited - 2 Sunset Boulevard).

By-Law No. 2024-77 to designate a Site Plan Control Area on certain lands on Sunset Boulevard (2525118 Ontario Limited - 2 Sunset Boulevard).

Carried

Res. # 2024-311

Moved by Councillor Mallah
Seconded by Councillor King

That the following by-laws be read a third time and passed:

By-Law No. 2024-75 to stop up, close and convey a part of Memorial Drive (formerly known as Golf Street) Road Allowance designated as Part 59, on Plan 36R-14925 in the City of North Bay.

By-Law No. 2024-76 to rezone certain lands on Sunset Boulevard (2525118 Ontario Limited - 2 Sunset Boulevard).

By-Law No. 2024-77 to designate a Site Plan Control Area on certain lands on Sunset Boulevard (2525118 Ontario Limited - 2 Sunset Boulevard).

Carried

8. Motions

9. In-Camera Correspondence

Councillor Vrebosch declared a conflict of interest in relation to Item 9.4.

Res. # 2024-312

Moved by Councillor Inch
Seconded by Councillor Mitchell

That Council adjourn in-camera pursuant to section 239.(2) of the *Municipal Act, 2001*, as amended at 7:15 p.m. for the following reasons:

Item 9.2, being personal matter about an identifiable individual, including municipal or board employees;

Item 9.3, being labour relations; and

Item 9.4, being a proposed acquisition of land by the Municipality

Carried

Res. # 2024-313

Moved by Councillor Inch
Seconded by Councillor Mitchell

That Council reconvene at 8:16 p.m.

Carried

9.2 Confidential report from Karen McIsaac dated October 16, 2024 re Personal matters about an identifiable individual, including municipal or board employees

Res. # 2024-314

Moved by Councillor Inch
Seconded by Councillor Mitchell

That Council appoint Councillor Gardiner to the North Bay Public Library Board for a term to expire November 14, 2026.

Carried

10. Giving Notice (Notice of Motion)

11. Confirmatory By-Law

Res. # 2024-315

Moved by Councillor Vrebosch
Seconded by Councillor Bain

That the following by-law be read a first and second time:

By-Law No. 2024-74 to confirm proceedings of the Regular Meeting of Council held on October 29, 2024.

Carried

Res. # 2024-316

Moved by Councillor Vrebosch
Seconded by Councillor Bain

That the following by-law be read a third time and passed:

By-Law No. 2024-74 to confirm proceedings of the Regular Meeting of Council held on October 29, 2024.

Carried

12. Adjournment

Res. # 2024-317

Moved by Councillor Bain
Seconded by Councillor Gardiner

That this Regular Meeting of Council do now adjourn at 8:17 p.m.

Carried

Mayor Peter Chirico

City Clerk Karen McIsaac

6.1

North Bay, ON

November 12, 2024

Subject: Proposed Official Plan Amendment and Zoning By-Law Amendment application by Tulloch Geomatics Inc. on behalf of Lidrani Holdings Inc. – Birchs Road (unaddressed)

File No. _____ **Res.** 2024 - _____

Moved by Councillor: _____

Seconded by Councillor: _____

That the Official Plan Amendment and Zoning By-Law Amendment application by Tulloch Geomatics Inc. on behalf of Lidrani Holdings Inc. – Birchs Road (unaddressed) be received and referred to the Community Services Committee for a Public Meeting.

Carried

Carried as amended

Lost

Conflict _____

Endorsement of Chair _____

Yeas _____

Nays _____

Record of Vote (*Upon Request of Councillor* _____)

Signature of Clerk _____



The Corporation of the
City of North Bay

200 McIntyre St., East
P.O. Box 360
North Bay, Ontario
Canada P1B 8H8
Tel: (705) 474-0400

Planning Services 5th Floor, City Hall
Phone: (705) 474-0626, Ext. 2409
Toll-Free: 800-465-1882
Email: peter.carello@northbay.ca
Web: www.northbay.ca

October 28, 2024

Tulloch Geomatics Inc.
1501 Seymour Street
North Bay, ON P1A 0C5

Attn: Steve McArthur

Mr. McArthur:

Re: Proposed Official Plan Amendment and Zoning By-law Amendment application
by Tulloch Geomatics Inc. on behalf of Lidrani Holdings Inc. – Birchs Road
(unaddressed)

Please accept this letter as our acknowledgement of receipt of the above-noted application to amend the City of North Bay's Official Plan and Zoning By-law No. 2015-30.

We have reviewed the application and have deemed it to satisfy the requirements of a "complete" application as of this date. In the event further information is required as a result of a circulated agency request, it will be requested at that time.

We will commence processing of the application immediately. Should you require any additional information, please feel free to contact me at (705) 474-0400 (ext. 2409).

Sincerely,

Peter Carello, MCIP, RPP
Senior Planner, Current Operations

PC

W:\PLAN\Planning\00 - Development & Planning Management\0 Birchs Rd (040-063-10600)\ZBL Amendments (D14)\ZBLA 969 - Complete Application Letter -Lidrani Holdings Inc.

6.2

North Bay, ON

November 12, 2024

Subject: Report from Margaret Karpenko dated November 1, 2024 re 2025 Budget Schedule

File No. _____ **Res.** 2024 - _____

Moved by Councillor: _____

Seconded by Councillor: _____

That Report to Council CORP 2024-93 dated November 1, 2024 from Margaret Karpenko re 2025 Budget Schedule be received and referred to the General Government Committee.

Carried

Carried as amended

Lost

Conflict _____

Endorsement of Chair _____

Yeas _____

Nays _____

Record of Vote (*Upon Request of Councillor* _____)

Signature of Clerk _____



City of North Bay Report to Council

Report No: CORP-2024-093

Date: November 1, 2024

Originator: Margaret Karpenko

Business Unit: Corporate Services

Department: Financial Services Department

Subject: 2025 Budget Schedule

Closed Session: yes no

Recommendation

That Report to Council CORP 2024-093 dated November 1, 2024, from Margaret Karpenko be received and referred to the General Government Committee.

Background

The City’s annual budget process includes the completion and approval of the following:

- Water and Wastewater Operating Budget
- Water and Wastewater Rates
- User Fees
- General Operating Budget
- 10-Year Capital Budget for General Capital and Water and Wastewater Capital
- Municipal portion of Service Partner Budgets

To facilitate the completion of the 2025 Budget Process, a budget schedule has been developed and milestone dates are being provided to Council for information purposes.

Financial/Legal Implications

There are no financial or legal implications.

Corporate Strategic Plan

- | | |
|---|--|
| <input checked="" type="checkbox"/> Natural North and Near | <input type="checkbox"/> Economic Prosperity |
| <input checked="" type="checkbox"/> Affordable Balanced Growth | <input type="checkbox"/> Spirited Safe Community |
| <input checked="" type="checkbox"/> Responsible and Responsive Government | |

Specific Objectives

- Explore opportunities to reduce the costs of government service delivery, including shared services and new technologies
- Develop a practice of communications and engagement that ensures that residents are aware and understand what City Hall is doing
- Ensure the efficient and effective operations of the city, with particular consideration to the impact of decisions on the property tax rate
- Ensure that Council and staff have a shared perception of goals

Options Analysis

Milestone dates for the completion of key components of the 2025 Budget Process are as follows:

January 6 th & 8 th	Special Committee Meetings – 2025 Water & Wastewater Operating Budget and Water and Wastewater Rates
January 13 th	Special Committee Meeting – 2025 Water and Wastewater Rates Public Meeting and User Fee Public Meeting
January 28 th	Regular Council Meeting – Council to approve the following: 2025 Water & Wastewater Operating Budget; 2025 Water & Wastewater Rates; and User Fees
March 3 rd to 6 th	Special Committee Meetings – 2025 Operating Budget and 2025 Capital Budget
March 17 th & 20 th	Special Committee Meetings – 2025 Operating Budget and 2025 Capital Budget
March 31 st	Special Council Meeting – Council to approve the following: 2025 Operating Budget; and 2025 Capital Budget

Public Consultation

Suggestions will be received electronically until January 12th. Suggestions can be sent by 2025 Budget webpage or email to: 2025Budget@northbay.ca.

Recommendation

That Report to Council CORP 2024-093 dated November 1, 2024, from Margaret Karpenko be received and referred to the General Government Committee.

Respectfully submitted,

Name: Margaret Karpenko, CPA, CMA

Title: Chief Financial Officer /Treasurer

I concur with this report and recommendation

Name: John Severino, P.Eng., MBA

Title: Chief Administrative Officer

Personnel designated for continuance:

Name: Margaret Karpenko, CPA, CMA

Title: Chief Financial Officer /Treasurer

6.3

North Bay, ON

November 12, 2024

Subject: Report from Laura Boissonneault dated October 25, 2024 re Year-End Water and Wastewater Financial Projection, as at September 30, 2024

File No. _____ **Res.** 2024 - _____

Moved by Councillor: _____

Seconded by Councillor: _____

That Council receive and file the City of North Bay’s Water and Wastewater Year-End Financial Projection for the period ending September 30, 2024, as set out in Report to Council CORP 2024-91 dated October 25, 2024 from Laura Boissonneault.

Carried

Carried as amended

Lost

Conflict _____

Endorsement of Chair _____

Yeas _____

Nays _____

Record of Vote (*Upon Request of Councillor* _____)

Signature of Clerk _____

City of North Bay Report to Council

Report No: CORP-2024-091

Date: October 25, 2024

Originator: Laura Boissonneault

Business Unit: Corporate Services

Department: Financial Services Department

Subject: Year-end Water & Wastewater Financial Projection as at September 30, 2024

Closed Session: yes no

Recommendation

That Council receive and file the City of North Bay's Water and Wastewater Year-end Financial Projection for the period ending September 30, 2024, as set out in Report to Council CORP 2024-091 dated October 25, 2024, from Laura Boissonneault.

Background

Subsequent to budgetary approval, departments are required to monitor their expenditures and revenues on an on-going basis and project to the end of the year. Year-end projections are reported to Council on a semi-annual basis, being June 30th and September 30th of each year with final results prepared as at December 31st. Projections become more accurate as the year unfolds and more information becomes available. It is common practice for management to make necessary adjustments or reallocations of resources to ensure that departments realize all possible savings and efficiencies.

Financial/Legal Implications

See Options/Analysis for Financial Implications. No Legal Implications.

Corporate Strategic Plan

- | | |
|---|--|
| <input type="checkbox"/> Natural North and Near | <input type="checkbox"/> Economic Prosperity |
| <input checked="" type="checkbox"/> Affordable Balanced Growth | <input type="checkbox"/> Spirited Safe Community |
| <input checked="" type="checkbox"/> Responsible and Responsive Government | |

Specific Objectives

- Provide smart, cost-effective services and programs to residents and businesses
- Ensure that Council and staff have a shared perception of goals

Options Analysis

In order to provide the most comprehensive year-end projections possible, each cost center and business unit has been reviewed in detail by Business Unit Managers. Finance provided a general review of all cost centers including a review of revenues, wages & benefits, fuel, fleet, insurance, and utilities. Based on

projections prepared as at September 30th, there is an estimated year-end deficit of (\$63,047) being reported. The presented projection requires usage of budgeted one-time reserves in the amount of \$825,000.

A departmental summary of year-to-date actuals and associated budgets is attached to this report as Appendix A and Appendix B. The following summarizes the overall major variances between the approved budget and the projected year-end values:

- **Sanitary Sewer Distribution** and **Sanitary Sewer Plant** operations are currently reporting a year-end surplus of \$123,367 resulting from lower personnel, utility, and fuel costs; partially offset with higher contracts, materials, and insurance costs, along with lower than anticipated revenues.
- **Water Distribution** and **Water Plant** operations are currently reporting a year-end deficit of (\$186,414) resulting from higher restoration/construction, utilities, insurance, materials, and supplies costs; partially offset with higher than anticipated revenues and lower fuel costs.

Overview - On-going risks and challenges pertaining to the Water and Wastewater Budgets include the following:

- **Revenue Fluctuations due to Changes in Consumption** – The revenue projection has been prepared using actual consumption to date combined with the historical average consumption projected for the remaining months of the year. Overall, actual consumption has been trending close to budget. The City is expecting to end the year with a total Water and Wastewater revenue surplus of approximately \$65,000. The City may experience changes in consumption patterns based on seasonal trends, changing weather patterns, and conservation initiatives undertaken by customers.
- **Utility Costs** - Historical trends are used to project utility costs; however, many variables can influence actual utility costs and there is always a risk that variances will be realized between budget and actual costs. Utilities are currently trending on budget.
- **Insurance** – At the time of establishing the 2024 budget, insurance costs were estimated to increase by 10% upon renewal. The City’s insurance period is from May to April. Therefore, the first 4 months of 2024 was known, and the increase was applicable to the remaining 8 months. Actual insurance costs are slightly over budget by approximately (\$22,000).
- **Unforeseen Issues/Repairs/Emergencies Related to Necessary Services** - Due to the nature of the department, any Water and Wastewater issues/repairs/emergencies, including severe weather events that arise must be dealt with in a timely manner to maintain necessary services to residents. It is impossible to predict the frequency of these occurrences. Individual events can vary in size and cost. In 2024, higher than expected

restoration costs resulted due to unforeseen emergency repairs.

- **Fuel** - The fuel budget was set based on expected usage at an estimated weighted average rate of \$1.62 per litre. Actual fuel rates for the first 9 months of the year have been lower than budget. The current weighted average fuel rate is \$1.42 per litre. Projections are based on current realized savings as well as projected rates for the remainder of the year. Under the terms of the current contract, the City pays pricing based on the Ultramar Daily Toronto Rack Rate. If usage remains the same for the balance of the year, savings are estimated to be approximately \$29,000 by year-end.
- **Personnel** - Several vacancies continue to be the result of recruiting issues. The labour market is experiencing a shortage in many areas, especially in the skilled trades. With this shortage comes increased competition as employers are choosing from a smaller pool of candidates. The City has experienced challenges in recruiting employees that meet qualifications. Estimated net personnel savings projected for 2024 are approximately \$241,000. Realized savings are considered one-time and not sustainable as full complement is required to deliver budgeted municipal services. Overtime costs have occurred due to vacancies as well as emergency situations (i.e. infrastructure breaks).

Reserves - The Water and Wastewater Operating Reserves represent funds available to mitigate ongoing operational risks, including risks associated with operating a metered billing system or any unforeseen circumstances. Water and Wastewater Operating Reserve balances as at the date of this report (*excluding* 2024 budgeted one-time reserve transfers in the amount of \$450,000 Wastewater and \$375,000 Water, respectfully), are as follows:

- Water Operating Reserve Fund (#99576R) - \$1,266,461
- Sanitary Sewer Operating Reserve Fund (#99577R) - \$1,498,463

As per the City's Reserve Policy, the Water and Wastewater Stabilization Reserve target is 10% to 15% of budgeted expenditures. Accordingly, with 2024 gross Water operating budgeted expenditures of \$15.1 million, the Water operating reserve should ideally be in the range of approximately \$1.5 million to \$2.3 million. Based on 2024 gross Wastewater operating budgeted expenditures of approximately \$14.2 million, the Sanitary Sewer Operating Reserve should be in the range of \$1.4 million to \$2.1 million.

A separate reserve, 'Water Treatment Surcharge', Reserve No. 99580R, is being used on an annual basis to pay the ongoing principal and interest on debt issued. A reserve transfer in the amount of \$493,318 was budgeted within the 2024 Water and Wastewater Operating Budget. The balance in this Reserve as at the date of this report is \$1,673,411, including the 2024 transfer.

Upon finalization of in-year and year-end transactions, surpluses or deficits are recommended to be transferred to/from the reserve balances noted above.

Recommended Option

That Council receive and file the City of North Bay's Water and Wastewater Year-end Financial Projection for the period ending September 30, 2024, as set out in Report to Council CORP 2024-091 dated October 25, 2024, from Laura Boissonneault.

Respectfully submitted,

Name: Laura Boissonneault, CPA, CGA, PCP

Title: Manager, Financial Services

I concur with this report and recommendation.

Name: Alan Korell

Title: Interim City Engineer

Name: Margaret Karpenko, CPA, CMA

Title: Chief Financial Officer /Treasurer

Name: John Severino, P.Eng, MBA

Title: Chief Administrative Officer

Personnel designated for continuance:

Manager of Financial Services

Attachment: Appendix A – Water & Wastewater Unit Variance Summary

Appendix B – Water & Wastewater Budget VS Actual Year-end Projections

APPENDIX A
2024 Water & Wastewater
SEPTEMBER 30TH YEAR-END PROJECTIONS

	2024 YTD Actuals* (Revenues)/ Expenses	2024 Budget	Sept 30th Year-end Projections	Variance Surplus / (Deficit)
Wastewater System				
Sanitary Sewer Distribution	(5,111,022)	(2,801,264)	(3,034,055)	232,791
Sanitary Sewer Plant	2,498,718	2,801,264	2,910,688	(109,424)
Total Wastewater System:	(2,612,304)	-	(123,367)	123,367
Water System				
Water Distribution	(4,596,565)	(2,496,691)	(2,384,197)	(112,494)
Water Plant	2,106,642	2,496,691	2,570,611	(73,920)
Total Water System:	(2,489,923)	-	186,414	(186,414)
Total Net Water Wastewater Operations **:	(5,102,227)	-	63,047	(63,047)

* Actuals subject to year-end adjustments.

** Totals may vary slightly from computer generated budget reports due to rounding.

APPENDIX B
2024 Water & Wastewater
BUDGET VS ACTUAL YEAR-END PROJECTION
As At September 30th 2024

	2023 Actual	2024 Actual Cost YTD *	2024 Budget	September Projection ****	Year End Projection Surplus/ (Deficit)
PERSONNEL	4,478,151	3,907,181	6,249,083	6,007,625	241,459
1001 - REGULAR SALARIES	2,371,993	2,027,045	3,340,789	3,041,188	299,601
1002 - TEMPORARY SALARIES	61,060	80,621	74,700	100,054	(25,354)
1003 - SHIFT PREMIUM	2,930	2,585	4,906	3,915	991
1004 - OTHER/STANDBY	96,300	80,598	108,746	109,128	(382)
1011 - SALARIES CAPITAL/Special Projects ***	0	0	915,767	915,768	0
1101 - OVERTIME FULLTIME	264,676	260,420	262,443	324,390	(61,947)
1102 - OVERTIME PART TIME	0	12		12	(12)
1201 - VACATION other	454	2,193	0	0	0
1202 - VACATION	205,032	191,271	7,039	7,040	0
1203 - COMPASSIONATE LEAVE	6,270	5,318	0	0	0
1204 - STATUTORY HOLIDAYS	114,035	88,912	0	0	0
1207 - SICK LEAVE	91,404	91,490	0	0	0
1210 - GREIVANCE SETTLEMENT	36,000	0	0	0	0
1299 - OTHER LABOUR COSTS	12,500	30	0	30	(30)
1301 - WSIB LEAVE	(748)	(316)	0	(316)	316
1401 - TRAINING & SAFETY	80,524	43,904	0	0	0
1499 - OTHER EMP ALLOWANCES	1,708	419	0	1,157	(1,157)
1801 - FRINGE BENEFITS-FULLTIME ***	1,116,881	1,010,296	1,507,306	1,474,486	32,820
1802 - FRINGE BENEFITS-PARTTIME ***	17,133	22,383	27,387	30,773	(3,386)
GOODS & SERVICES	5,388,072	4,598,284	5,468,359	5,782,548	(314,189)
2001 - SAND	2,878	4,874	200	4,874	(4,674)
2002 - SALT	144	9	200	100	100
2006 - ASPHALT - COLD MIX	9,303	57,030	19,707	53,000	(33,293)
2007 - CONSTRUCTION SUPPLIES	83	77	5,500	100	5,400
2008 - CEMENT	0	0	1,500	600	900
2009 - METALS	1,748	723	2,000	1,571	429
2020 - SEWER/WATER PIPE & PARTS	227,211	183,581	168,200	194,193	(25,993)
2030 - GRAVEL	110,867	18,410	88,100	88,100	0
2055 - CHEMICALS	664,182	764,014	813,308	810,600	2,708
2099 - MISC. MATERIALS	2,764	1,513	2,500	2,005	495
2401 - GAS FUEL	72,181	59,780	73,340	78,077	(4,737)
2405 - DIESEL FUEL	112,209	66,159	122,630	97,225	25,405
2407 - COLOURED/DYED DIESEL	32,413	44,204	42,280	34,112	8,168
2410 - PROPANE	50	52	0	52	(52)
2415 - LUBRICANTS	7,367	2,497	8,500	6,000	2,500
2425 - REPAIR PARTS	99,604	138,715	75,000	77,100	(2,100)
2430 - MECHANIC SHOP SUPPLIES	4,829	1,210	4,500	3,721	779
2435 - TOOLS	54,880	45,792	52,568	65,435	(12,867)
2440 - MAINTENANCE SUPPLIES	9,644	9,767	13,085	15,037	(1,952)
2601 - OFFICE SUPPLIES	17,512	7,942	11,400	9,197	2,203
2615 - JANITORIAL SUPPLIES	3,940	1,144	3,200	2,400	800
2625 - BUILDING MAINT SUPPLIES	9,704	6,675	2,650	7,500	(4,850)
2650 - CLOTHING / UNIFORM	16,254	16,082	21,871	19,492	2,379
2655 - SAFETY SUPPLIES	50,745	40,921	40,500	52,019	(11,519)
2660 - SAFETY BOOT ALLOWANCE	8,444	4,751	13,913	9,700	4,213
2699 - MISC GENERAL SUPPLIES	2,089	188	500	300	200
2701 - HYDRO	1,175,765	687,042	1,149,061	1,169,637	(20,576)
2705 - NATURAL GAS	117,590	49,968	105,059	84,228	20,831
2715 - WATER	18,216	11,485	18,833	17,450	1,383
2720 - MUNICIPAL TAXES	284,938	292,967	293,486	292,966	520
2975 - LAB TESTING	56,678	61,635	45,500	79,000	(33,500)

APPENDIX B
2024 Water & Wastewater
BUDGET VS ACTUAL YEAR-END PROJECTION
As At September 30th 2024

	2023 Actual	2024 Actual Cost YTD *	2024 Budget	September Projection ****	Year End Projection Surplus/ (Deficit)
2977 - LABORATORY CONSUMABLES	20,456	26,856	24,500	33,385	(8,885)
2980 - INSTRUMENTATION	49,333	50,303	50,000	56,957	(6,957)
2985 - LAB EQUIPMENT	6,849	136	9,500	7,956	1,544
2987 - ELECTRICAL SUPPLIES	28,914	17,018	21,000	21,500	(500)
3001 - POSTAGE	119,440	91,073	115,000	115,000	0
3005 - COURIER & DELIVERY	3,112	2,905	2,000	3,211	(1,211)
3007 - ONTARIO 1 CALL CENTER	6,395	2,673	8,000	8,000	0
3010 - TELEPHONE	54,045	46,545	49,380	54,874	(5,494)
3014 - TELECOMMUNICATIONS	3,223	3,084	3,280	3,903	(623)
3035 - MILEAGE	11,864	5,553	6,200	12,798	(6,598)
3045 - CONFERENCES & SEMINARS	0	662	0	662	(662)
3055 - MEETING COSTS	4,458	1,706	1,200	1,859	(659)
3060 - MEALS	0	694	0	694	(694)
3065 - MEMBERSHIPS/LICENSES/CERTIFICATIONS	9,065	4,143	8,875	8,375	500
3070 - TRAINING	64,843	42,904	53,000	66,619	(13,619)
3088 - REBATES/REFUNDS	9,263	3,192	10,000	8,000	2,000
3089 - CONSUMPTION CREDITS	11,573	6,475	17,500	13,100	4,400
3130 - CONSULTANT FEES	18	0	0	0	0
3170 - LEGAL SEARCHES	0	24	0	24	(24)
3199 - MISC PROFESSIONAL FEES	1,882	207	1,290	790	500
3205 - VEHICLE LEASE/RENTAL	315	5,330	11,000	8,005	2,995
3299 - MISC LEASES & RENTS	436	0	0	0	0
3301 - RADIO MAINTENANCE	67,942	76,213	70,000	77,359	(7,359)
3305 - BUILDING MAINTENANCE	6,218	1,060	0	1,005	(1,005)
3307 - EQUIPMENT MAINTENANCE/CONTRACTS	785	0	0	0	0
3325 - WATER METER MAINTENANCE	10,691	173	10,000	173	9,827
3340 - SOFTWARE MAINTENANCE	85,574	90,709	86,830	90,708	(3,878)
3350 - DRY CLEANING/LAUNDERING	2,506	269	2,500	649	1,851
3412 - INTERNET FEES	7,134	1,374	6,500	5,153	1,347
3418 - WATER ANALYSIS	635	0	0	0	0
3425 - CONSTRUCTION CONTRACT	82,045	82,814	120,140	86,254	33,886
3426 - PATCHING	597,538	538,921	621,213	810,943	(189,730)
3427 - HYDROSEEDING	48,772	7,407	48,193	48,193	0
3428 - CONCRETE RESTORATION	23,072	10,038	20,600	20,600	0
3455 - SECURITY SERVICES	2,966	2,302	1,800	2,799	(999)
3480 - CLEANING CONTRACT	17,812	12,974	18,200	18,200	0
3489 - CONTRACT/OUTSIDE SERVICES	106,386	84,046	59,400	84,600	(25,200)
3601 - INSURANCE PREMIUMS	570,522	634,409	612,168	634,409	(22,241)
3969 - SLUDGE DISPOSAL	177,760	164,889	200,000	200,000	0
FINANCIAL EXPENSES	3,122,758	2,709,788	2,709,789	2,709,789	0
4015 - DEBENTURE PRINCIPAL	2,758,594	2,411,772	2,411,772	2,411,772	0
4020 - DEBENTURE INTEREST	364,164	298,016	298,017	298,017	0
CAPITAL/RESERVE TRANSACTIONS	10,980,999	38,994	11,956,834	11,970,328	(13,494)
5015 - OFFICE FURNITURE & EQUIP	6,476	5,064	500	5,064	(4,564)
5020 - WATER METERS	27,708	33,930	25,000	33,930	(8,930)
5101 - CAPITAL LEVY	10,650,363	0	11,931,334	11,931,334	0
5115 - TRANSFER TO RESERVE FUND	296,452	0	0	0	0
INTERNAL TRANSFERS	2,675,941	2,156,963	2,930,525	2,956,438	(25,913)
7001 - VEH & EQUIPMENT USAGE FEE	777,450	658,354	939,200	958,873	(19,673)
7010 - ADMINISTRATION & OVERHEAD	1,886,351	1,492,369	1,989,825	1,989,825	0
7050 - FLEET CHARGEBACK CHARGES	12,139	6,240	1,500	7,740	(6,240)
EXPENSE TOTAL	26,645,921	13,411,209	29,314,590	29,426,728	(112,138)

APPENDIX B
2024 Water & Wastewater
BUDGET VS ACTUAL YEAR-END PROJECTION
As At September 30th 2024

	2023 Actual	2024 Actual Cost YTD *	2024 Budget	September Projection ****	Year End Projection Surplus/ (Deficit)
REVENUE	26,645,921	18,513,436	29,314,590	29,363,680	49,090
0175 - DIRECT WATER BILLINGS	6,658,455	4,992,551	7,330,399	7,336,161	5,762
0177 - FILTRATION PLANT LEVY	0	16,473	0	25,000	(10,000)
0178 - CONSTRUCTION WATER	18,788	3,986,514	35,000	6,079,767	82,167
0179 - FIXED WATER	6,431,585	8,664,364	5,997,600	12,879,523	(22,570)
0180 - SEWER SURCHARGE	12,293,841	0	12,902,093	0	0
0426 - MISAPPLIED PAYMENTS	46	56,516	0	65,000	5,000
0431 - PENALTIES/WATER ACCOUNTS	67,595	8,613	60,000	8,613	2,613
0456 - SALE OF SCRAP METALS	7,137	0	6,000	1,232,180	0
0460 - TRANSFER FRM CAPITAL FUND ***	0	2,861	1,232,180	2,861	(4,639)
0468 - METER REPLACEMENT	10,766	493,318	7,500	1,318,318	0
0470 - TSF FROM RESERVE FUND	788,619	3,911	1,318,318	3,911	3,911
0472 - REIMB - CUPE BENEFITS	3,078	9,536	0	9,536	9,536
0476 - REIMBURSEMENT-CUPE WAGES	8,139	0	0	0	0
0479 - REIMBURSEMENTS	182	3,991	0	10,200	200
0480 - SUNDRY REVENUE	27,675	6,731	10,000	30,731	(4,269)
0607 - FEDNOR GRANT	15,885	0	35,000	5,380	5,380
0856 - RETURN ITEM CHARGE	5,832	4,125	5,000	5,000	0
0860 - ACCOUNT ADJ./METER READS	33,525	23,080	40,000	35,000	(5,000)
0873 - SANITARY SEWER CONNECTION	13,454	8,315	12,500	12,500	0
0874 - SEWER RODDINGS	16,711	14,986	20,000	20,000	0
0876 - WATER CONNECTIONS	25,998	6,450	30,000	12,000	(18,000)
0877 - WATER THAWS	390	0	3,000	0	(3,000)
0878 - WATER TURN ON/OFF	34,313	21,471	35,000	28,000	(7,000)
0897 - PATTON BULK WATER	26,075	22,298	30,000	29,000	(1,000)
0899 - OTHER SERVICE CHARGES	9,100	30,848	30,000	40,000	10,000
0985 - SEPTAGE TREATMENT	148,734	136,485	175,000	175,000	0
REVENUE TOTAL	26,645,921	18,513,436	29,314,590	29,363,680	49,090
NET TOTAL **	0	5,102,227	0	(63,048)	(63,047)

**

**

* Actuals subject to in-year and year-end reallocations or adjustments.

** Totals may vary slightly from computer generated budget reports due to rounding.

*** Note for transparency, all Capital wage costs are presented in the Operating Budget and are offset with associated Capital Revenue transfers. Actual Capital wage costs are posted directly to Capital projects and are funded directly through the Capital Budget.

**** Some actual costs are projected within other line items to better represent variances. For example most wage costs are projected in 1001, however actuals may be posted to activities such as Stat Holidays or Vacation.

6.4

North Bay, ON

November 12, 2024

Subject: Report from Peter Carello dated October 31, 2024 re Request for Extension to Draft Plan of Subdivision and Draft Plan of Condominium – 730 Lakeshore Drive (City File No’s. 48T-14101 and 48CDM-19101)

File No.

Res. 2024 - _____

Moved by Councillor: _____

Seconded by Councillor: _____

That Council extend:

1. the Draft Approval of a Plan of Subdivision (Subdivision File No. 48T-14101), as recommended by City Staff from November 16, 2024 to November 16, 2027; and
2. the Draft Approval of a Plan of Condominium (Condominium File No. 48CDM-19101), as recommended by City Staff from January 14, 2025 to January 14, 2028.

Carried

Carried as amended

Lost

Conflict _____

Endorsement of Chair _____

Yeas _____

Nays _____

Record of Vote (*Upon Request of Councillor* _____)

Signature of Clerk _____



City of North Bay Report to Council

Report No: CSBU-2024-050

Date: October 31, 2024

Originator: Peter Carello, Senior Planner – Current Operations

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Request for Extension to Draft Plan of Subdivision and Draft Plan of Condominium – 730 Lakeshore Drive (City Files No. 48T-14101 and 48CDM-19101)

Closed Session: yes no

Recommendation

1. That City Council extend the Draft Approval of a Plan of Subdivision (Subdivision File No. 48T-14101) as recommended by City Staff from November 16, 2024 to November 16, 2027; and
2. That City Council extend the Draft Approval of a Plan of Condominium (Condominium File No. 48CDM-19101) as recommended by City Staff from January 14, 2025 to January 14, 2028.

Background

The subject property, as shown on Schedule A attached, is located at the end of Thompson Avenue, a road allowance that intersects with Lakeshore Drive. The majority of the property is at the rear of several hotels that front on Lakeshore Drive.

The property was initially approved for a rezoning in 2013. A second rezoning application was approved in 2015. This second approval also established a Draft Plan of Subdivision over the whole property. This approval was originally scheduled to expire in November 2020.

An extension to the Draft Approval for the Plan of Subdivision was granted until November 2022 via Report to Council No. CSBU 2020-19. A second extension was granted via Report to Council No. CSBU 2022-40 until November 16, 2024.

The applicant also requested a rezoning and a Draft Plan of Condominium for a specific portion of the property in 2019. This rezoning and Draft Plan of Condominium were approved, and the Draft Approval for the Plan of Condominium is slated to expire on January 14, 2025.

The reason subdivision and condominium approvals lapse are to ensure that the City has a reasonable understanding of where development will take place and direct municipal resources, investments and infrastructure accordingly. Generally, the City considers extension to draft approvals when there has been demonstrated efforts by the owner to advance the proposed development and where there is a reasonable probability that the owner would see the development to completion.

Request

The property was recently sold to a new property owner. The above cited approvals were conferred onto the new owner as part of this land transaction.

The new property owner has requested a five-year extension to the Draft Approved Plan of Subdivision until November 16, 2029. The new property owner has also requested a five-year extension to the Draft Approved Plan of Condominium until January 14, 2030.

Should City Council decline to extend the draft approval prior to November 16, 2024, the subdivision approval would lapse. The applicant would be required to undertake a new Subdivision or Condominium approval process in order to develop these lands at an urban scale. There is no opportunity to extend the subdivision approval after November 16, 2024. There would remain an opportunity to extend the Condominium approval until January 14, 2025.

Analysis

The previous property owners had been making progress towards the development of the subject property. Since the initial approval, activities on the property have included modifications to the property's zoning, a redline amendment to the Plan of Subdivision, a pre-servicing agreement, the approval of a Draft Plan of Condominium and entering into a Site Plan Control Agreement that would have seen the construction of a multi-residential building.

The property recently transferred to the current property owner. This new owner has been in contact with City staff to discuss their property and work towards the eventual development of the lands.

In staff's opinion, all these activities indicate genuine efforts by the various parties to bring the project to fruition over the years.

The property owner has requested a five-year extension of the Draft

Approvals. The City has traditionally not granted extensions of this length of time in order to continue to monitor and ensure the proposed developments are progressing and to provide an opportunity to evaluate any proposals against changing provincial legislation and municipal policy.

It is recommended that the request for extension to both the Draft Plan of Subdivision and the Draft Plan of Condominium be limited to three years. By limiting the extension to three years, it continues to place the onus on the property owner to actively work towards the development of the subdivision and the condominium.

The applicant would continue to have the right to request further extension(s) to the draft approval in the future if the staff recommended three-year extension proves to be too short of a timeframe to fully register the development.

Financial/Legal Implications

None at this time. The Owners will be required to enter into further agreements with the City of North Bay in the future to obtain final approval of the subdivision and/or condominium.

Corporate Strategic Plan

- | | |
|--|--|
| <input type="checkbox"/> Natural North and Near | <input type="checkbox"/> Economic Prosperity |
| <input checked="" type="checkbox"/> Affordable Balanced Growth | <input type="checkbox"/> Spirited Safe Community |
| <input type="checkbox"/> Responsible and Responsive Government | |

Specific Objectives

Facilitate the development of housing options to service the entire community, with consideration to socio-economic characteristics of the community

Options Analysis

Option 1:

That City Council extend the Draft Approval of a Plan of Subdivision (Subdivision Files No. 48T-14101) as requested by the property owner, 1000646291 Ontario Inc., from November 16, 2024 to November 16, 2029 and the Draft Approval of a Plan of Condominium (Condominium File No. 48CDM-19101) as requested by the property owner from January 14, 2025 to January 14, 2030

Staff are not recommending this option, as the length of the requested extension is longer than previous extensions granted by the City for other Draft Approved Plans of Subdivision or Condominium.

Option 2:

That City Council extend the Draft Approval of a Plan of Subdivision (Subdivision Files No. 48T-14101) as recommended by City Staff from November 16, 2024 to November 16, 2027 and the Draft Approval of a Plan of

Condominium (Condominium File No. 48CDM-19101) as recommended by City Staff from January 14, 2025 to January 14, 2028.

The previous property owners had been making progress towards the development of the Plan of Subdivision. The current owners have only recently purchased the property and have been in contact with City staff to further the development of the subject subdivision. Three years represents a reasonable timeframe to make progress on the development of the property.

The applicant would continue to have the right to request further extension(s) to the draft approval in the future if the staff recommended three-year extension proves to be too short of a timeframe to fully register the development.

Option 3:

That City Council deny the extension of the Draft Approval of a Plan of Subdivision (Subdivision Files No. 48T-14101) and the Draft Approval of a Plan of Condominium (Condominium File No. 48CDM-19101) and allow the Draft Approval of the Plan of Subdivision to lapse on November 16, 2024 and the Draft Approval of the Plan of Condominium to potentially lapse on January 14, 2025.

This option is not recommended as the previous owners had made progress related to the development of the Plan of Subdivision and the Plan of Condominium.

Recommended Option

Option 2 is the recommended option.

1. That City Council extend the Draft Approval of a Plan of Subdivision (Subdivision File No. 48T-14101) as recommended by City Staff from November 16, 2024 to November 16, 2027; and
2. That City Council extend the Draft Approval of a Plan of Condominium (Condominium File No. 48CDM-19101) as recommended by City Staff from January 14, 2025 to January 14, 2028.

Respectfully submitted,

Name: Peter Carello, MCIP, RPP

Title: Senior Planner – Current Operations

I concur with this report and recommendation

Name: Beverley Hillier, MCIP, RPP

Title: Manager, Planning & Building Services

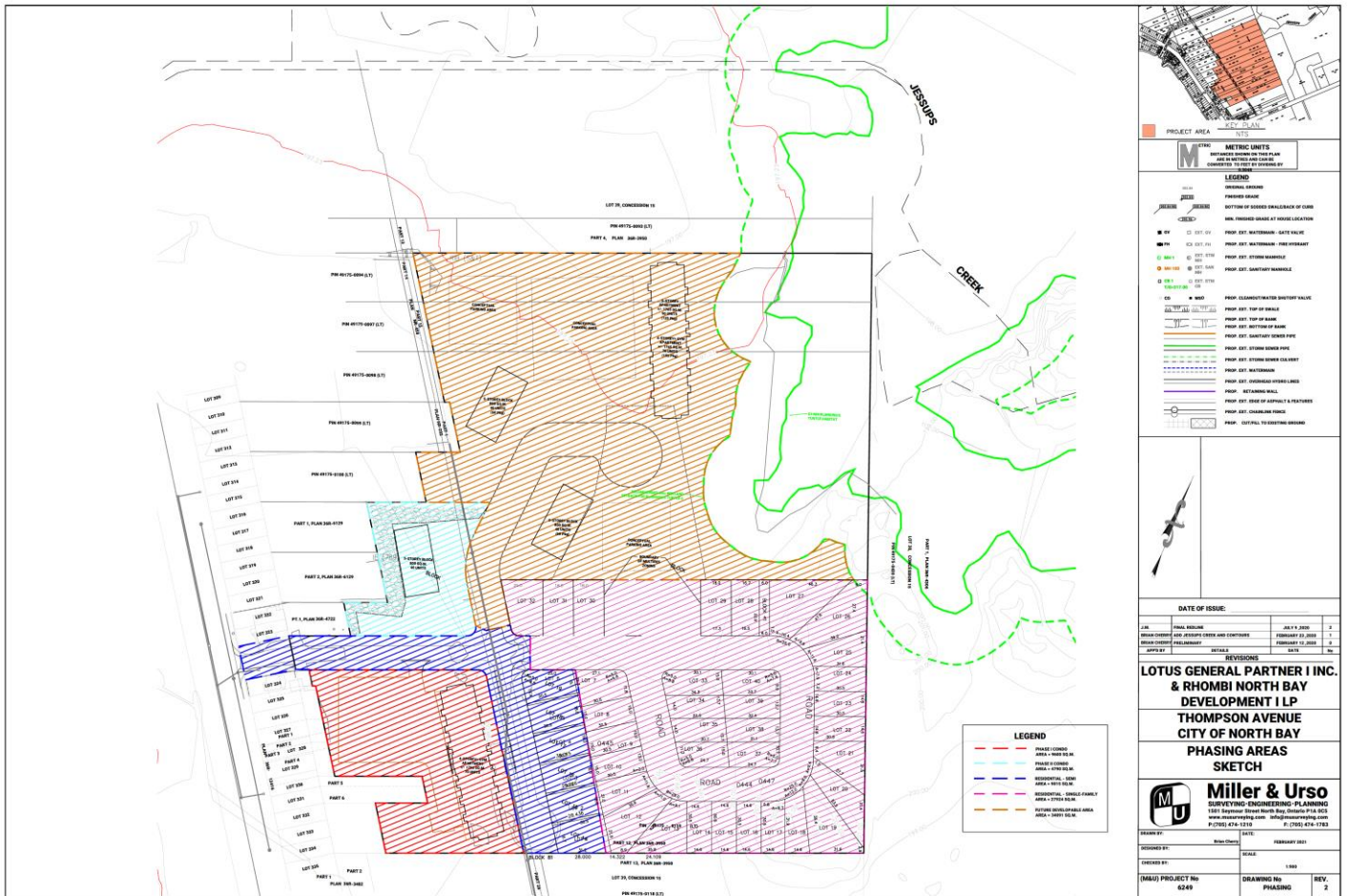
Name: Ian Kilgour, MCIP, RPP

Title: Director, Community Services

Name: John Severino, P.Eng., MBA
Title: Chief Administrative Officer

Personnel designated for continuance:
Name: Peter Carello, MCIP, RPP
Title: Senior Planner – Current Operations

Schedule A



PROJECT AREA

M METRIC UNITS
 REFERENCE DIMENSIONS FOR THIS PLAN ARE IN METRIC AND CONVERSION TO FEET BY DIVIDING BY 0.3048

LEGEND

EXISTING GRADES

- FINISHED GRADE
- BOTTOM OF BORED DRILLSHANK OF CUPOL
- BASE FINISHED GRADE AT FENCE LOCATION
- PROF. EXT. WATERMAIN - GATE VALVE
- PROF. EXT. WATERMAIN - FIRE HYDRANT
- PROF. EXT. STORM SEWER
- PROF. EXT. SANITARY MAINLINE
- PROF. EXT. SANITARY BRANCHLINE

NEW

- PROF. PROPOSED FINISHED SURFACE GRADE
- PROF. EXT. TOP OF BRICK
- PROF. EXT. TOP OF ASPH.
- PROF. EXT. SANITARY SEWER PIPE
- PROF. EXT. STORM SEWER PIPE
- PROF. EXT. STORM SEWER CO. HUB
- PROF. EXT. WATERMAIN
- PROF. EXT. OVERHEAD OVERHEADS
- PROF. EXT. RETAINING WALL
- PROF. EXT. FOUNDATION FOR UTILITY STRUCTURES
- PROF. EXT. CHANGING PIPING
- PROF. LOT FILL TO EXISTING GRADE

DATE OF ISSUE:

JOB	FINAL ISSUE	DATE	BY
LOTUS GENERAL PARTNER I INC. & RHOMBI NORTH BAY DEVELOPMENT I LP	FINAL ISSUE	JULY 1, 2020	2
REVISIONS	REV. DESCRIPTION	DATE	BY
1	REVISED FOR COMMENTS	FEBRUARY 23, 2020	1
2	REVISED FOR COMMENTS	FEBRUARY 23, 2020	2
3	REVISED FOR COMMENTS	DATE	BY

REVISIONS

LOTUS GENERAL PARTNER I INC. & RHOMBI NORTH BAY DEVELOPMENT I LP
THOMPSON AVENUE
CITY OF NORTH BAY
PHASING AREAS SKETCH

Miller & Urso
 SURVEYING - ENGINEERING - PLANNING
 1501 Eastman Street North Bay, Ontario, P1A 6L2
 www.millerandurso.com info@millerandurso.com
 P: (705) 474-1150 F: (705) 474-1153

DESIGNED BY:	DATE:	FEBRUARY 2020
DRAWN BY:	SCALE:	1:500
(M&U) PROJECT No:	DRAWING No:	REV.
6240	PHASING	2

MOTION



North Bay, ON November 12, 2024

Subject: Solve the Crisis

File No.

Res. 2024-

Moved by Councillor: Mayne

Seconded by Councillor: King

Whereas the Council of The Corporation of the City of North Bay join in the support of Ontario’s Big City Mayors’ “Solve the Crisis” campaign that call for immediate and decisive action from the Government of Ontario to address the escalating homelessness crisis;

And Whereas the Council supports key actions in the “Solve the Crisis” campaign that include:

- (i) The creation of a Ministry and Minister with appropriate powers and funding to address full spectrum of housing needs as well as mental health, addictions and wrap around supports.
- (ii) The creation of a task force by this Minister with broad sector representatives including municipalities, healthcare, first responders, community services, the business community and the tourism industry to develop a Made in Ontario Action Plan.
- (iii) Support for municipalities by providing the tools and resources to transition those in encampments to more appropriate supports, when deemed necessary.
- (iv) Funding commitments to the appropriate services these individuals need, community by community, where there are gaps in the system.
- (v) Investment in 24/7 Community Hubs/Crisis centres to relieve pressure on emergency centres and first responders.

Therefore Be It Resolved that a copy of this motion be sent to Doug Ford, Premier of Ontario, Nipissing MPP Victor Fedeli, Ontario Big City Mayors, Northern Ontario Large Urban Mayors, and the District of Nipissing Social Services Administration Board.

Carried Carried as amended Lost

Conflict _____ Endorsement of Chair _____

Yeas _____ Nays _____

Record of Vote (*Upon Request of Councillor* _____)

Signature of Clerk _____

MOTION



North Bay, ON November 12, 2024

Subject: Ditching and Drainage Policies and Processes

File No.

Res. 2024-

Moved by Councillor: Vrebosch

Seconded by Councillor: King

The City Council directs staff to assess the existing ditching and drainage policies and processes, ensuring that the format is equitable for both Capital and Operating projects.

Additionally, the review should include recent projects such as those on Norwood Avenue, McNabb Crescent, Patricia Street, Pinewood Crescent, Parsons Street, Prince Edward Drive, and Parkwood Drive. This will help evaluate whether current practices are effective, if timelines, deliverables, and costs are being met, and if our communication standards are satisfactory.

Carried

Carried as amended

Lost

Conflict _____

Endorsement of Chair _____

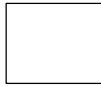
Yeas _____

Nays _____

Record of Vote (*Upon Request of Councillor* _____)

Signature of Clerk _____

MOTION



North Bay, ON

Subject: Elmwood Capital Funding Campaign

File No.

Res. 2024-

Moved by Councillor: Mallah

Seconded by Councillor: King

WHEREAS the Children’s Aid Society of the Districts of Nipissing and Parry Sound has repurposed an old school into Elmwood, a redeveloped community hub located at 140 Elmwood Avenue, providing accessible programs and services that foster resilience in local families and at-risk youth;

AND WHEREAS Elmwood is designed to enhance positivity, support collaboration, and facilitate growth and success for local partners, families, and youth;

AND WHEREAS this multi-use hub unites essential services—including health, education, safety, mental health, and early intervention—under one roof, strengthening community resources for Northern Ontario residents and partner organizations;

AND WHEREAS Elmwood’s continued growth and redevelopment are poised to expand its impact on the North Bay area, delivering additional programs and services to benefit the community;

AND WHEREAS Elmwood has applied for operational funding to join Ontario’s network of 27 Youth Wellness Hubs, which provide high-quality, integrated services to support youth well-being, addressing mental health, substance use, primary care, and social supports for ages 12 to 25;

AND WHEREAS the designation of Elmwood as a Youth Wellness Hub (*pending*) and the development of a Clinical and Social Services Wing will strengthen Family Natural Supports (FNS) to prevent addiction and homelessness through:

- Youth programming five nights a week focused on independence skills, cultural inclusion, arts, fitness, mentorship, and social connection;
- Access to free fitness facilities, showers, and resources addressing food and clothing insecurity;
- Clinical support through a nurse practitioner and addition of child psychiatrist, psychologist, and mental health and addiction professionals,
- Mental health programming in collaboration with children’s mental health partner;
- Drug prevention education and strategies for young audiences;

AND WHEREAS North Bay Regional Health Centre has committed to on-site clinical services, including youth psychiatry, substance use and eating disorder clinical services/programming.

AND WHEREAS this investment in upstream addiction and homelessness prevention will support wellness for youth and at-risk populations;

AND WHEREAS Elmwood has launched a capital campaign to raise \$2.2 million;

AND WHEREAS Elmwood is in Phase 2 of applying for a \$1 million NOHFC Community Enhancement grant, with the remainder to be raised through fundraising;

MOTION

AND WHEREAS the Children’s Aid Society of the District of Nipissing and Parry Sound is requesting a one-time capital contribution of \$200,000 from the City of North Bay to support this essential service, which aligns with long-term operational funding plans;

AND WHEREAS this request meets the City’s criteria under the Ontario Lottery & Gaming Revenue Policy;

THEREFORE BE IT RESOLVED that the City of North Bay contribute \$200,000 from its Ontario Lottery & Gaming revenue toward Elmwood’s capital fundraising campaign for the Clinical and Social Services Wing. This facility will be integrated into and enhance the existing programs and services at Elmwood, benefiting North Bay’s youth and families.

Carried

Carried as amended

Lost

Conflict _____

Endorsement of Chair _____

Yeas _____

Nays _____

Record of Vote (*Upon Request of Councillor* _____)

Signature of Clerk _____

The Corporation of The City of North Bay

**By-Law No. 2024-78
Being a By-Law to Confirm Proceedings
of the Regular Meeting of Council Held on
November 12th, 2024**

Whereas the *Municipal Act, R.S.O. 2001*, Chapter 25, (the "Act") Section 5(1), provides that the powers of a municipal corporation shall be exercised by Council;

And Whereas Section 5 (3) of the Act provides a municipal power, including a municipality's capacity, rights, powers and privileges under section 9 of the Act, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise and any of the matters shall be implemented by the exercise of the natural person powers;

And Whereas in many cases action which is taken or authorized to be taken by Council does not lend itself to the passage of an individual by-law;

Now Therefore, The Council of The Corporation of The City of North Bay Hereby Enacts As Follows:

1. That the actions of the Council of The Corporation of the City of North Bay at its Regular Meeting held on November 12th, 2024 in respect of each motion, resolution and other action passed and taken by the Council at is said Meeting, save and except any directions passed at the closed session, are hereby adopted, ratified and confirmed.
2. That where no individual by-law has been passed with respect to the taking of any action authorized in or by the Council mentioned in Section 1 hereof or with respect to the exercise of any powers of the Council, then this by-law shall be deemed for all purposes to the by-law required for approving and authorizing the taking of any action authorized therein or thereby required for the exercise of any powers therein by Council.
3. That the Mayor and the proper officers of The Corporation of the City of North Bay are hereby authorized and directed to do all things necessary to give effect to the said actions or to obtain approvals where required, and to execute all documents as may be necessary and directed to affix the corporate seal to all such documents as required.

Read a First Time in Open Council this 12th day of November, 2024.

Read a Second Time in Open Council this 12th day of November, 2024.

Read a Third Time in Open Council and Passed this 12th day of November, 2024.