



**Regular Meeting of Council
AGENDA**

Tuesday, February 25, 2025, 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, February 11, 2025
- 4. Motion for Reconsideration**
- 5. Committee Reports**
- 6. Correspondence**
 - 6.1 February 2025 Procurement Award Update
Prepared by: Lori Jackson
Date of Report: February 13, 2025
Report No. CORP 2025-23
 - 6.2 Letter from North Bay Jack Garland Airport Corporation re Board Appointment
 - 6.3 Housing Accelerator Fund - Implementation Plan - Growth Community Improvement Plan Amendment and Additional Dwelling Units - Official Plan and Zoning Amendments
Prepared by: Adam Curran
Date of Report: February 11, 2025
Report No. CSBU 2025-11
 - 6.4 2025 Budget of the Board of Management for the Downtown Improvement Area
Prepared by: Sara Gage
Date of Report: February 10, 2025
Report No. CORP 2025-24
 - 6.5 Final Approval – McLean Lake Subdivision (City File No. 48T-90102) – Phase 2A
Prepared by: Peter Carello
Date of Report: February 12, 2025

- 6.6 Resignation from Kim Kitchen dated February 13, 2025 from the Municipal Accessibility Advisory Committee (MAAC)

7. By-Laws for Consideration

By-Law No. 2025-22 to authorize the execution of a Subdivision Agreement between The Corporation of the City of North Bay and 2029562 Ontario Limited - McLean Lake Subdivision.

8. Motions

9. In-Camera Correspondence

9.1 Closed Minutes

9.2 Confidential report from Natalie Rochon dated February 12, 2025 re Litigation including matters before the administrative tribunals affecting the municipality

9.3 Confidential report from Peter Leckie dated February 13, 2025 re Potential lease of land by the municipality or local board

9.4 Confidential report from John Severino dated February 13, 2025 re Potential lease of land by the municipality or local board

10. Giving Notice (Notice of Motion)

11. Confirmatory By-Law

By-Law No. 2025-20 to confirm proceedings of the Regular Meeting of Council held on February 25, 2025.

12. Adjournment

**Minutes of Council Education Session
of City Council
Held Tuesday, February 11, 2025**

Present:

Mayor Chirico, Councillors Horsfield, Inch, Mallah, King, Lowery, Gardiner, Vrebosch, Mayne, Mitchell.

Staff Present:

J. Severino, V. Hie, M. Karpenko, I. Kilgour, P. Leckie, L. Lirette, K. McIsaac, S. Melnichuk, D. Poeta, G. Young.

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

Item Discussed: Dynamic Dispatch

Res #2025-43: Moved by Councillor Gardiner Seconded by Councillor Lowery
That this Council Education Session do now adjourn 6:18
p.m.

"Carried"

Mayor Peter Chirico

City Clerk Karen McIsaac



**Regular Meeting of City Council
Minutes**

**February 11, 2025, 6:30 p.m.
Council Chambers**

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

Members Present: Mayor Chirico, Councillor Horsfield, Councillor Inch, Councillor Mallah, Councillor King, Councillor Lowery, Councillor Gardiner, Councillor Mayne, Councillor Mitchell

Members Absent: Councillor Bain, Councillor Vrebosch

1. Declaration of Pecuniary Interest and the General Nature Thereof

1.1 Councillor Mitchell - Proposed Zoning By-Law Amendment by Goodridge Goulet Planning & Surveying Ltd. on behalf of Millford Development Limited - 150 Mountainview Drive, as one of the owner's is my husband's employer.

1.2 Councillor Mitchell - By-Laws for Consideration

All Three readings for By-Law No, 2025-19, as one of the owner's is my husband's employer.

2. Public Presentations

2.1 Holly Cunningham, Creative Industries North Bay - Report on Creative Industries 2024 Year and Highlight of Upcoming Activities

2.2 Dick Ouderkerk, Cedar Heights Neighbourhood - Concerns related to Canadore College Long-Term Care Development

3. Public Meeting Minutes

Res. # 2025-44

Moved by Councillor Gardiner
Seconded by Councillor Mitchell

That the minutes for the public meetings held on:

- Monday, January 27, 2025; and
- Tuesday, January 28, 2025

be adopted as presented.

Carried

4. Motion for Reconsideration

5. Committee Reports

5.1 Proposed Official Plan Amendment and Zoning By-Law Amendment by Tulloch Geomatics Inc. on behalf of Lidrani Holdings Inc. - Booth Road

Res. # 2025-45

Moved by Councillor Mallah
Seconded by Councillor King

That Community Services Committee Report No. 2025-01 relating to:

- Proposed Official Plan Amendment and Zoning By-Law Amendment by Tulloch Geomatics Inc. on behalf of Lidrani Holdings Inc. – Booth Road

be adopted as presented.

Community Services Committee Report No. 2025-01

February 11, 2025

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

Your Worship and Councillors:

The Community Services Committee presents Report No. 2025-01 and recommends:

“That:

1. the proposed Official Plan Amendment application by Tulloch Geomatics Inc. on behalf of the property owner, Lidrani Holdings Inc. to amend the Official Plan Designation for the property legally described in Appendix A and as shown on Schedule B to Report to Council No. CSBU 2025-003, prepared by Peter Carello dated January 15, 2025 from “General Industry” to “Residential” be approved; and
2. the proposed Zoning By-law Amendment by Tulloch Geomatics Inc. on behalf of the property owner, Lidrani Holdings Inc. to amend the zoning for the property legally described in Appendix A and as shown on Schedule C to Report to Council No. CSBU 2025-003 prepared by Peter Carello dated January 15, 2025 from a “General Industrial (M2)” zone to a “Residential Holding (RH)” zone be approved.”

All of which is respectfully submitted.

Carried

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

Res. # 2025-46

Moved by Councillor Mallah
Seconded by Councillor King

That Community Services Committee Report No. 2025-02
relating to:

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

be adopted as presented.

Community Services Committee Report No. 2025-02

February 11, 2025

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

Your Worship and Councillors:

The Community Services Committee presents Report No. 2025-02 and recommends:

“That the proposed Zoning By-law Amendment by Goodridge Goulet Planning & Surveying Ltd. on behalf of the property owners, Azitav Mondal and Shualy Sen, to rezone the property known locally as 41 Gertrude Street East and legally described in Appendix A to Report to Council No. CSBU 2024-057 prepared by Peter Carello dated November 28, 2024 from a “Residential Second Density (R2)” zone to a “Residential Sixth Density Special (R6 Sp.)” zone be approved.”

All of which is respectfully submitted.

Carried

- 5.3 Proposed Zoning By-Law Amendment by Goodridge Goulet Planning & Surveying Ltd. on behalf of Millford Development Limited - 150 Mountainview Drive

Councillor Mitchell declared a conflict on this item, as one of the owner's is my husband's employer.

Res. # 2025-47

Moved by Councillor Mallah
Seconded by Councillor King

That Community Services Committee Report No. 2025-03
relating to:

- Proposed Zoning By-Law Amendment by Goodridge Goulet Planning & Surveying Ltd. on behalf of Millford Development Limited – 150 Mountainview Drive

be adopted as presented.

Community Services Committee Report No. 2025-03

February 11, 2025

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

Your Worship and Councillors:

The Community Services Committee presents Report No. 2025-03 and recommends:

“That the proposed Zoning By-Law Amendment by Goodridge Goulet Planning & Surveying Ltd on behalf of the property owner, Millford Development Limited, to rezone the property legally described in Appendix A and as shown on Schedule A to Report to Council No. CSBU 2025-004 prepared by Peter Carello dated January 16, 2025 from a “Neighbourhood Commercial (C5)” zone to a “Residential Multiple Second Density Special (RM2 Sp.)” zone be approved.”

All of which is respectfully submitted.

Carried

6. Correspondence

6.1 City of North Bay Procedural By-Law Amendments

Res. # 2025-48

Moved by Councillor Horsfield
Seconded by Councillor Inch

That Council refer Report to Council CORP 2025-10 dated January 22, 2025 from Peter Leckie and Karen McIsaac re City of North Bay Procedural By-Law Amendments to the General Government Committee.

Carried

6.2 2025 Debenture Issue

Res. # 2025-49

Moved by Councillor Horsfield
Seconded by Councillor Inch

That:

1. Council authorize the Treasurer to submit an application to Ontario Infrastructure and Lands Corporation (OILC) on behalf of The Corporation of the City of North Bay (City) for financing capital works of the City, to authorize long-term borrowing for such works through the issue of debentures to OILC and to authorize the Mayor and Treasurer to enter into a rate offer letter agreement with OILC; and

2. a by-law be presented for three (3) readings on February 11, 2025.

Carried

6.3 Marina Lease Agreement Renewal

Res. # 2025-50

Moved by Councillor Mitchell
Seconded by Councillor Mayne

That:

1. Council approve the renewal of the Marina Lease Agreement with the Small Craft Harbours Branch of Fisheries and Oceans Canada, for the management and operations of the North Bay Marina expiring March 31st, 2026, with an annual rental rate based on the greatest of 20% of gross revenue from the operation of the premises or \$500.00; and
2. the Chief Administrative Officer and City Clerk be authorized to execute the lease satisfactory to the City Solicitor, Chief Financial Officer and the Acting City Engineer.

Carried

6.4 Request for Tender 2024-94, Premier Road Sidewalk Program

Res. # 2025-51

Moved by Councillor Mitchell
Seconded by Councillor Mayne

That Council:

1. authorize the award of a contract to Pioneer Construction Inc. in the amount of \$2,172,196.98 (plus HST), for the provision of Request for Tender 2024-94, Premier Road Sidewalk Program; and
2. acknowledge the pre-commitment against the 2025 General Capital Budget, as authorized through Report to Council CORP 2024-100 – Approval of 50% of the Prior Year's Capital Funding Envelope.

Carried

7. By-Laws for Consideration

Councillor Mitchell declared a conflict on this item. All Three readings for By-Law No, 2025-19, as one of the owner's is my husband's employer.

Res. # 2025-52

Moved by Councillor Mallah
Seconded by Councillor King

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

By-Law No. 2025-06 to authorize temporary borrowing from time to time to meet current expenditures during the fiscal year ending December 31, 2025.

By-Law No. 2025-12 to approve the submission of an application to Ontario Infrastructure and Lands Corporation ("OILC") for the long-term financing of certain capital works of The Corporation of the City of North Bay (The "Municipality"); and to authorize the entering into of a rate offer letter agreement pursuant to which the Municipality will issue debentures to OILC.

By-Law No. 2025-16 - Official Plan Amendment No. 34 (Lidrani Holdings Inc. - Booth Road).

By-Law No. 2025-17 to rezone certain lands on Booth Road (Lidrani Holdings Inc. - Booth Road).

By-Law No. 2025-18 to rezone certain lands on Gertrude Street East (Azitav Mondal & Shualy Sen - 41 Gertrude Street East).

Carried

Res. # 2025-53

Moved by Councillor Mallah
Seconded by Councillor King

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

By-Law No. 2025-06 to authorize temporary borrowing from time to time to meet current expenditures during the fiscal year ending December 31, 2025.

By-Law No. 2025-12 to approve the submission of an application to Ontario Infrastructure and Lands Corporation ("OILC") for the long-term financing of certain capital works of The Corporation of the City of North Bay (The "Municipality"); and to authorize the entering into of a rate offer letter agreement pursuant to which the Municipality will issue debentures to OILC.

By-Law No. 2025-16 - Official Plan Amendment No. 34 (Lidrani Holdings Inc. - Booth Road).

By-Law No. 2025-17 to rezone certain lands on Booth Road (Lidrani Holdings Inc. - Booth Road).

By-Law No. 2025-18 to rezone certain lands on Gertrude Street East (Azitav Mondal & Shualy Sen - 41 Gertrude Street East).

Carried

Res. # 2025-54

Moved by Councillor Mallah
Seconded by Councillor King

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

By-Law No. 2025-19 to rezone certain lands on Mountainview Drive (Millford Development Limited - 150 Mountainview Drive).

Carried

Res. # 2025-55

Moved by Councillor Mallah
Seconded by Councillor King

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

By-Law No. 2025-19 to rezone certain lands on Mountainview Drive (Millford Development Limited - 150 Mountainview Drive).

Carried

8. Motions

9. In-Camera Correspondence

Res. # 2025-56

Moved by Councillor Horsfield
Seconded by Councillor Inch

That Council adjourn in-camera pursuant to section 239.(2) of the *Municipal Act, 2001*, as amended at 7:07 p.m. for the following reasons:

Item No.'s 9.2 and 9.3, being personal matters about identifiable individuals, including municipal or local board employees; and

Item No. 9.4, being a proposed acquisition of land by the municipality or local board.

Carried

Res. # 2025-57

Moved by Councillor Horsfield
Seconded by Councillor Inch

That Council reconvene at 7:25 p.m.

Carried

9.2 Confidential report from Karen McIsaac dated January 20, 2025 re Personal matters about an identifiable individual, including municipal or local board employees

Res. # 2025-58

Moved by Councillor Mallah
Seconded by Councillor Mitchell

That Council appoint Councillor Horsfield to Clean Green Beautiful North Bay for a term to expire November 14, 2026.

Carried

9.3 Confidential report from Karen McIsaac dated January 31, 2025 re Personal matters about an identifiable individual, including municipal or local board employees

Res. # 2025-59

Moved by Councillor Horsfield
Seconded by Councillor Inch

That Council appoint Jennifer Wright to the Municipal Heritage Committee for a term to expire on November 14, 2026.

Carried

10. Giving Notice (Notice of Motion)

11. Confirmatory By-Law

Res. # 2025-60

Moved by Councillor Gardiner
Seconded by Councillor Lowery

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

By-Law No. 2025-13 to confirm proceedings of the Regular Meeting of Council held on February 11 2025.

Carried

Res. # 2025-61

Moved by Councillor Gardiner
Seconded by Councillor Lowery

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

By-Law No. 2025-13 to confirm proceedings of the Regular Meeting of Council held on February 11 2025.

Carried

12. Adjournment

Res. # 2025-62

Moved by Councillor Gardiner
Seconded by Councillor Lowery

That this Regular Meeting of Council do now adjourn at 7:26 p.m.

Carried

Mayor Peter Chirico

City Clerk Karen McIsaac

6.1

North Bay, ON

February 25, 2025

Subject: Report from Lori Jackson dated February 13, 2025 re February 2025 Procurement Award Update

File No. _____ **Res.** 2025 - _____

Moved by Councillor: _____

Seconded by Councillor: _____

That Council receive and file the February 2025 Procurement Award Update, as set out in Report to Council CORP 2025-23 dated February 13, 2025 from Lori Jackson.

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-2025-023

Date: February 13, 2025

Originator: Lori Jackson, Manager, Purchasing

Business Unit: Corporate Services Department: Financial Services Department

Subject: February 2025 Procurement Award Update

Closed Session: yes no

Recommendation

That Council receive and file the February 2025 Procurement Award Update, as set out in Report to Council CORP 2025-023 dated February 13, 2025 from Lori Jackson, Purchasing Manager.

Background

In accordance with By-Law 2024-02 and Purchasing By-Law 2013-200, Purchasing staff shall provide a report to Council for the prior month summarizing the City's procurement activities, including the amount of spend, procurement method, and total contract value where exceeding \$100,000 that were awarded pursuant to delegated authority.

Delegated authority to approve procurement awards requires that a proper procurement was carried out, that sufficient budget dollars are available, internal reviews and approvals have been granted, and contract documents are received and executed.

There are two levels of delegated authority; the first is with the CAO for approvals up to \$250,000; thereafter an Approval Committee is struck for awards less than \$1,000,000.

This report covers both levels of delegated authority approvals that have been fully executed within the months of December 2024 and January 2025.

Financial/Legal Implications

Staff have approved the following awards in accordance with the By-Law 2024-02 within the months of December 2024 of January 2025:

CO-OP 2024-074: Wheeled Excavator with Attachments

The product was procured through a co-operative bid with Canoe Procurement Group of Canada in the amount of \$483,867 (plus HST). Approved by Approval Committee struck for this procurement which included the Interim City Engineer, CFO, and CAO.

RFP 2024-081: Trade Corridor Feasibility Study

An attempt to procure this work in 2023 was unsuccessful with no bids received. Follow-up with registered respondents resulted in the City soliciting an invitational RFP directly to two interested respondents. The award was in the amount of \$132,500 (plus HST). Approved by CAO.

CO-OP 2024-108: Sidewalk Tractor

The product was procured through a co-operative bid with Canoe Procurement Group of Canada in the amount of \$211,676 (plus HST). Approved by CAO.

2024-112: Winter Control – Limited Tendering - Two Plow Routes Equipment with Operator and Abrasives

An attempt to procure this work was unsuccessful with no bids received. Staff were able to negotiate terms for coverage of two plow routes, as required. The award was in the amount of \$135,600 (plus HST). Approved by CAO.

Corporate Strategic Plan

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

Specific Objectives

- Ensure the efficient and effective operations of the city, with particular consideration to the impact of decisions on the property tax rate.
- Develop a practice of communications and engagement that ensures that residents are aware and understand what City Hall is doing.

Recommended Option

That Council receive and file the February 2025 Procurement Award Update, as set out in Report to Council CORP 2025-023 dated February 13, 2025 from Lori Jackson, Purchasing Manager.

Respectfully submitted,

Name: Lori Jackson

Title: Manager, Purchasing

I concur with this report and recommendation

Name: Margaret Karpenko, CPA, CMA

Title: Chief Financial Officer /Treasurer

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

Personnel designated for continuance:
Name: Lori Jackson
Title: Manager, Purchasing

6.2

North Bay, ON

February 25, 2025

Subject: Letter from North Bay Jack Garland Airport Corporation dated February 11, 2025 re Board Appointment

File No. _____ **Res.** 2025 - _____

Moved by Councillor: _____

Seconded by Councillor: _____

That Council confirm the appointment of Mrs. Haley D'Angelo to the Board of Directors for the North Bay Jack Garland Airport Corporation effective January 16, 2025 for a term to expire November 14, 2026.

Carried

Carried as amended

Lost

Conflict _____

Endorsement of Chair _____

Yeas _____

Nays _____

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

Signature of Clerk _____

6.3

North Bay, ON

February 25, 2025

Subject: Report from Adam Curran dated February 11, 2025 re Housing Accelerator Fund (HAF) – Implementation Plan – Growth Community Improvement Plan (GCIP) Amendment and Additional Dwelling Units – Official Plan and Zoning Amendments

File No. _____ **Res.** 2025 - _____

Moved by Councillor: _____

Seconded by Councillor: _____

That Council refer Report to Council CSBU 2025-11 dated February 11, 2025 from Adam Curran re Housing Accelerator Fund (HAF) – Implementation Plan – Growth Community Improvement Plan (GCIP) Amendment and Additional Dwelling Units – Official Plan and Zoning Amendments to the Community Services Committee for the required statutory public meetings under the *Planning Act*.

Carried Carried as amended Lost

Conflict _____ Endorsement of Chair _____

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

Signature of Clerk _____

**City of North Bay
Report to Council**

Report No: CSBU-2025-011

Date: February 11, 2025

Originator: Adam Curran

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Housing Accelerator Fund (HAF)– Implementation Plan – Growth Community Improvement Plan (GCIP) Amendment and Additional Dwelling Units (ADU) – Official Plan and Zoning Amendments.

Closed Session: yes no

Recommendation

- 1) That City Council recognizes the seven initiatives identified in the City of North Bay’s Housing Accelerator Fund (HAF) application as presented in Report to Council CSBU-2025-011 by Adam Curran;
- 2) That City Council direct staff to amend the City’s Housing Action Plan to reflect the seven initiatives; and
- 3) That the Housing Accelerator Fund (HAF) implementation be referred to the Community Services Committee of Council for the required statutory public meetings under the Planning Act.

Background

The City of North Bay has been successful in receiving \$10.6 million dollars for their application to the Federal government’s Housing Accelerator Fund (HAF) administered by the Canadian Mortgage and Housing Corporation (CMHC). HAF was established to provide incentive funding to local governments to improve housing processes and ultimately create more housing units. The funding is meant to remove barriers and support the development of affordable, inclusive, equitable and climate-resilient communities by supporting housing related local initiatives.

The City’s application included identified seven initiatives to improve housing processes and create additional housing units. The purpose of this report is to identify the seven initiatives and outline how these initiatives will increase

North Bay's housing supply. Some of the proposed initiatives will require an Official Plan and/or Zoning By-law amendment. This report outlines the various Official Plan Amendments and Zoning By-law Amendments required and provides recommendations to refer these matters to Committee for the required public meetings under the Planning Act.

The seven initiatives are:

1. Allow 4 units As-of-Right within the City's Settlement Area, where a property is connected to municipal services;
2. Make municipally owned lands available for housing;
3. Update the Growth Community Improvement Plan (GCIP) to expand the Housing Target Area and provide Top-Up Funding of the GCIP;
4. Introduce E-Permitting, Delegation of Authority and 3D Mesh/Digital Twin-Increase Processes Efficiency;
5. Comprehensive review of development charges and fee schedules, including waivers for affordable housing;
6. Development Application Review Team (DART), prioritized and enhanced development approval process for rental and affordable housing and provide a concierge service for affordable housing development; and
7. Reduce Parking Standards and Promote Active Transportation.

Each initiative, either independently or in combination with other initiatives, will create additional and enhanced opportunities to create additional housing units in the City of North Bay. Each initiative identifies how many new housing units it will incentivize. The City of North Bay's target is 840 new housing units over the three years of the program, of which 337 are intended to be directly related to HAF incentives.

Initiative Details and Implementation Status

1. Allow 4 units As-of-Right within the City's Urban Settlement Boundary;

This initiative would allow for up to three Additional Dwelling Units (ADUs) for a total of four units as-of-right on an urban serviced lot within the settlement area.

The City currently permits up to two ADUs as a right within the settlement area. Since the implementation of ADUs, the City has seen a substantial shift in how housing units are being created.

In 2024, the City had 36 ADUs created, which represents 36% of the new housing starts in 2024. This was also up from 20 and 22 ADUs in 2022 and 2023, respectively. ADUs support new housing unit opportunities, which are generally less expensive than new residential units and can be relatively easier and quicker to create. It is anticipated that this trend will continue and is an appropriate way to create new residential units.

To increase the number of ADU's per lot from 2 to 3 (not including the primary residence), the Official Plan and Zoning By-law must be amended. The draft Official Plan Amendment and Zoning By-law Amendment to implement this initiative are attached as Appendix 'A'. This includes a full planning analysis as required by the Planning Act.

2. Make Municipally Owned Lands Available for Housing

The City of North Bay will identify municipal land that could be made available for new housing construction.

The City consider certain municipally owned lands feasible for the development opportunity for new affordable home ownership and rentals.

These potential lands will be brought forward on a case-by-case basis to City Council for review, consideration and approval to be deemed surplus to be developed under the HAF program.

3. Develop Grant Program – Expansion of the Housing Target Area and Top up Funding of the Growth Community Improvement Plan (GCIP)

The City of North Bay has had the GCIP in place since 2020. The GCIP has 4 target areas, Industrial, Waterfront, Downtown and the Housing target areas.

The Growth CIP - Housing Target Area has already approved a number of applications, and if all approved applications are constructed it is estimated that 169 net new housing units to come to the market. The City continues to see growth in the number of Housing Target Areas applications.

Through the HAF application, the City identified two proposed changes to the Housing Target Area through the GCIP.

Action 1: Expand the Housing Target Area

The first initiative expands the Housing Target Area to the entire designated Settlement Area within the City's Official Plan. By doing so, the City will provide financial incentives to property owners for infill and intensification of residential development.

The current incentives within the housing target area include:

- 100% of Municipal Fees rebated (Building Permit, Planning Act Fees);
- 100% of Development Charges rebated;
- Up to 50% to a maximum of \$5,000 to assist with Professional Services for housing unit design; and
- A property tax benefit would be available to property owners who create affordable rental units with a 100% tax rebate of the incremental tax payable increase each year for 6 years.

This initiative was supported and approved by Council in the summer of 2024 and is currently in place and the City is accepting applications.

Action 2: Provide Top-up Funding

The second initiative would offer top-up funding of 75% of expenses, up to \$25,000 per unit for new housing units. This initiative is specifically focused on rental housing projects and aims to encourage the development of ADUs and new multiple residential apartment dwellings. This top-up funding is supported by Official Plan policy and regulation development that ensures continued ADU and multi-unit housing construction.

The goal is to incentivize the creation of varied housing types, including the missing middle, non-market, and market rental housing, throughout the city by offsetting a portion of the cost of construction.

The overall objective of these initiatives is to stimulate the creation of new housing units, promote diverse housing options, and facilitate the intensification of residential development within the City.

This initiative requires an amendment to the GCIP. The details of the proposed amendment are included in Appendix 'C'. In addition to the specific program changes, staff are proposing to create detailed guidelines and provide for strict development timelines to ensure that housing units are coming to market as quickly as possible. Preference will be given to construction ready projects.

4. E-Permitting, Delegation of Authority and 3D Mesh/Digital Twin

Action 1: E-permitting/Electronic Development Applications.

The City has just recently implemented an e-permitting process for both Building Permits and Planning Applications (Citywide). The E-permitting is available for all types of planning and building permit applications.

The E-permitting assists greatly in monitoring progress towards Key Performance Indicators for planning and building permit applications. E-permitting will create automated workflows to streamline process efficiency

to speed up reviews of applications. Including concurrent review of files by various departments. A user-friendly interface improves the experience for the applicant, making it easy to submit and monitor their applications progress.

E-permitting has been implemented for Planning Act applications and Building Permit Applications. Details on this process, including instruction videos/Frequently Asked Questions are available on the City's website: [Building Permits](#) and [Planning Applications](#).

Action 2: Increased Delegation to Staff

As permitted by the Planning Act, the City will increase delegation of approval authority to staff. The City proposes completing an Official Plan Amendment and amendment to the City's Delegation By-law to permit certain technical matters to be delegated to staff with the expertise to review and approve these items.

The delegation of these routine technical matters will permit staff members to approve applications where required. This may include the removal of a holding zone, Temporary Use By-laws, Consent Granting Officials and extension to Draft Plan of Subdivision and/or Condominiums, and Validation Certificates.

This initiative requires an amendment to the City's Official Plan. The details on this amendment, including a full planning analysis, is included in Appendix 'A'.

Action 3: 3D Mesh/Digital Twin

The City of North Bay has initiated works towards providing aerial imagery, oblique imagery and 3D Mesh data and applications. High-resolution aerial imagery and advanced technology offers detailed, accurate views of properties and infrastructure. This can help the City with tasks like property assessments, urban planning, infrastructure management, and disaster response. This data can be used to streamline processes, improve decision-making, and enhance overall efficiency in managing municipal services.

The City will also be able to use this technology to support ongoing education on the look and feel of residential development within the existing urban form and ongoing efforts to determine the impact of climate change, model changes to determine potential impacts on the City's infrastructure and to plan and update the City's infrastructure accordingly.

This work is currently underway and expected to be implemented in 2025.

5. Comprehensive review of development charges and fee schedules including waivers for affordable housing.

On August 13, 2024, Council passed an extension of the Development Charges By-law. This By-law extension ensures that Development Charge rates are clear, transparent and predetermined (not subject to negotiation). The By-law was extended for 5 years holding current Development Charge rates in place and creating stability for the development community. The existing Development Charges have remained unchanged since 2014 and are 50% below the 2014 maximum permitted development charge rate.

The City has taken an additional step in the Development Charges By-Law by including a reduced rate to support new housing construction for Entry Level/Starter homes. This reduces the rate paid within a range of 50% to 100% depending on the size of the structure. In addition, the Development Charges By-law waives all development charges for affordable housing projects, projects by colleges and universities (to support student housing initiatives) and additional dwelling units.

This initiative is complete.

6. Development Application Review Team (DART)

The City has an established track record of supporting and facilitating all forms of development within the community.

Action 1 - Prioritized/enhanced development approval process for rental and affordable housing.

Through this initiative, the City will create a process to fast-track the development review and building permit review for non-market and purpose-built multiple residential dwellings. This will ensure that all non-market and purpose-built multiple residential dwellings are processed quickly and efficiently to allow this form of new housing units to come online quickly. This project supports the City's overall strategy to support new housing creation and aligns with the other initiatives proposed, including the Development Grant Programs (Growth CIP) to support new housing units. This initiative focuses on improved case management to ensure priority projects are managed efficiently to support applicants through any necessary development approvals process. Information on the City's Development Application Review Team (DART) is available on the City's website.

Action 2 – Concierge Service

The City will identify one key staff member who will be the key point of contact for any non-profit housing developer/provider. This concierge service will help non-profit providers to navigate the development and building permit process. This service will support and facilitate discussions with the District of Nipissing Social Services Administration Board (DNSSAB), the City's Service Manager, which is responsible for social housing within the City of North Bay.

This initiative is in place. Adam Curran is the designated City staff person to assist non-profit housing providers navigate the development and building permit process.

7. Reduce Parking Standards and Promote Active Transportation

Action 1: Reduce Parking Standards

Through the adoption of the City's new Additional Dwelling Unit policies and regulations, the City reduced the maximum required parking per ADU from 1 parking space per unit to 0.5 parking spaces per unit.

The City continues to invest consistently year over year in new active transportation opportunities and has developed a recognized leading edge public transportation system with Dynamic Dispatch. These initiatives provide a viable alternative to the use of personal vehicles and support the reduction of parking requirements, allowing for additional flexibility in providing new housing units by reducing the amount of land area necessary for parking-related uses. This allows for more dwelling units per property and increases project viability and density.

This reduced parking standard is currently in place.

Action 2: Promote Active Transportation

The City adopted an Active Transportation Master Plan in 2019. The purpose of the Active Transportation Master Plan is to create the vision and establish a plan related to the improvements necessary in the City's Active Transportation network and infrastructure to support a connected, integrated transportation network that reduces the dependency on personal vehicles.

This initiative would result in an integrated active transportation system creating cyclist-friendly multi-modal points at key transit stops, the Transit Terminal and municipal cycling destinations.

The scope of the project includes the purchase and installation of 21 bicycle racks on city buses and the purchase and installation of 30 secure bike/personal areas at transit terminals, stops and cycling destinations. Not all locations would have a storage area. The storage areas would be locker-type storage.

The City is purchasing and installing 5 bike lockers that store 2 bikes per locker that are placed in strategic locations to support the use of public transportation and reduce car dependency. These bike lockers will provide secure storage and peace of mind for users to support the use of public transportation and City recreational facilities.

The following initiatives have been completed or soon to be completed:

- Twenty-one (21) bike racks have been installed on transit buses; and
- Thirty (30) personal/secure in the summer of 2025

The proposed 7 initiatives will incentivize additional housing units being created in North Bay.

The purpose of the first section of this report is to provide details on the seven initiatives. Staff will continue to bring amendments and policies to implement the initiatives when appropriate.

Proposed Official Plan Amendments and Zoning By-law Amendments

Attached to this report are proposed Official Plan Amendments and Zoning By-law Amendments to implement the following initiatives:

- 1) Appendix 'A' and Appendix 'B' - An Official Plan Amendment and a Zoning By-law Amendment to Allow 4 units As-of-Right within the City's Settlement Area and an Official Plan Amendment to permit enabling policy to permit Delegated Approval to Staff; and
- 2) Appendix 'C' - An Official Plan Amendment to amend the City's GCIP to top up funding within the Housing Target Area.

The Appendices provide planning rationale and justification.

Financial/Legal Implications

The City of North Bay has entered into an agreement with the Federal Government to receive \$10.6 million dollars to implement the seven initiatives to incent the creation of 337 housing units over three years. The funding is conditional upon the City achieving its housing target, and requires annual reporting to Canada Mortgage and Housing Corporation (CMHC) on the status of the implementation of the initiatives.

The Top-Up Funding to GCIP will be funded through the Housing Accelerator Fund (HAF). Applications will be accepted on a first come, first served basis with preference to ready for construction projects. All other aspects of the GCIP are funded from the existing GCIP reserve fund.

Corporate Strategic Plan

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

Specific Objectives

- Promote and support public and private sector investment;

- Explore and implement opportunities to streamline processes, policies and practices that make it easier and more effective to do business in North Bay;
- Provide smart, cost-effective services and programs to residents and businesses;
- Facilitate the development of housing options to service the entire community, with consideration to socio-economic characteristics of the community;
- Continually improve policies and practices that celebrate diversity and create a welcoming environment that supports development, growth, and community engagement; and
- Facilitate the development of housing options to service the needs of the community.

Options Analysis

Option 1:

- 1) That City Council recognizes the seven initiatives identified in the City of North Bay's Housing Accelerator Fund (HAF) application as presented in Report to Council CSBU-2025-011 by Adam Curran;
- 2) That City Council direct staff to amend the City's Housing Action Plan to reflect the seven initiatives; and
- 3) That the Housing Accelerator Fund (HAF) implementation be referred to the Community Services Committee of Council for the required statutory public meetings under the Planning Act.

Option 2:

- 1) That City Council does not recognize the seven initiatives identified in the City of North Bay's Housing Accelerator Fund (HAF) application as presented in Report to Council CSBU-2025-011 by Adam Curran;
- 2) That City Council does not direct staff to amend the City's Housing Action Plan to reflect the seven initiatives; and
- 3) That the Housing Accelerator Fund (HAF) implementation not be referred to the Community Services Committee of Council for the required statutory public meetings under the Planning Act.

This option is not recommended as it is required as part of the City's agreement with the Federal Government's Housing Accelerator Fund.

Recommended Option

Option 1 is the recommended option.

- 1) That City Council recognizes the seven initiatives identified in the City of North Bay's Housing Accelerator Fund (HAF) application as presented in Report to Council CSBU-2025-011 by Adam Curran;
- 2) That City Council direct staff to amend the City's Housing Action Plan to reflect the seven initiatives; and
- 3) That the Housing Accelerator Fund (HAF) implementation be referred to the Community Services Committee of Council for the required statutory public meetings under the Planning Act.

Respectfully submitted,

Name: Adam Curran, M.E.S., MCIP, RPP

Title: Policy and Business Development Planner

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: Adam Curran, M.E.S., MCIP, RPP

Title: Policy and Business Development Planner

‘Appendix A to Report to Council CSBU-2025-011’

AMENDMENT NO. 35

TO THE

OFFICIAL PLAN

OF THE

CITY OF NORTH BAY

(ADDITIONAL DWELLING UNITS and DELEGATED APPROVAL AUTHORITY)

February 2025

**AMENDMENT NO. 35
TO THE OFFICIAL PLAN OF THE CITY OF NORTH BAY**

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STATEMENT OF COMPONENTS

PART ONE - INTRODUCTION is included for information purposes and is not an operative part of this Official Plan Amendment.

PART TWO - THE AMENDMENT, consisting of the text and schedules attached hereto, is an operative part of this Official Plan Amendment.

PART ONE - INTRODUCTION

1. PURPOSE

The purpose of Amendment No.35 to the Official Plan of the City of North Bay is to make changes to the Additional Dwelling Unit Policies as outlined in the City's successful application to Canada Mortgage and Housing Corporation's (CMHC) 'Housing Accelerator Fund' (HAF) and to permit up to four units as a right on all residential urban serviced lands within the settlement boundary of the City.

The proposed Amendment would also provide Official Plan policy to permit Council to pass by-laws to delegate approval authority to City Staff for routine Planning applications and processes that are typically technical in nature.

2. LOCATION

This Amendment applies to the entirety of the City of North Bay.

3. BASIS

Additional Dwelling Units

The City of North Bay has been approved under the Federal Government's 'Housing Accelerator Fund' (HAF) administered by CMHC. Through the application process the City identified seven initiatives that would encourage additional residential units.

One of the initiatives identified in the City's application was permitting up to three Additional Dwelling Units (ADU) as a right (for a total of four units per property).

ADUs are currently permitted within the Settlement Area of the City, this change was completed in 2023, with the *More Homes Built Faster Act, 2022*, which made amendments to the Planning Act. The new legislation prohibited Municipalities from creating Official Plan policy or Zoning By-law regulations that would restrict urban residential properties having less than three residential units.

This proposed change would permit one additional unit per property, for a total of four units, should the property be able to meet the required setbacks, meet parking requirements and the Ontario Building Code.

ADUs are an effective way to increase housing inventory as ADUs are, in comparison to new development, relatively inexpensive and can be constructed relatively fast. The new amended ADU policy will allow property owners to create

up to four new units within the Settlement Area, where the property is connected to municipal services. The creation of the new amended ADU policies will allow for more rental units to be created, provide a revenue stream that allows for affordable home ownership, and permit multi-residential units. The introduction of this ADU policy will make housing more affordable, inclusive, equitable and diverse.

ADUs will be constructed on existing developed properties within the serviced area and road networks infilling and/or intensifying by taking advantage of the existing infrastructure. ADUs will also be constructed in new subdivision developments where builders will complete an ADU(s) at time of construction or rough in for future completion. ADUs will help to support complete and walkable communities with diverse land uses and access to amenities.

Since Council approved the ADUs policy which permitted up to three units per property, the City has seen an increase in the uptake of ADUs. The figure below demonstrates the amount of ADUs and Secondary Dwellings (2021 and 2022):

Year	Additional Dwelling Units
2021	9
2022	20
2023	22
2024	36
Total	87

In 2024, ADUs represented 36% of the new housing units created in North Bay. Since 2021, 87 new housing units have been created through the ADU policies. This trend and uptake in the market to construct ADUs demonstrates that the existing policy is working for applicants (homeowners, home builders). The new amended ADU policy aims to improve upon the existing policy by allowing up to three ADUs per property and making the approval process more streamlined and efficient.

Based on the current practices with Additional Dwelling Units and general Planning guidelines, the Planning Department makes the following recommendations on implementing Additional Dwelling Units (up to three ADUs) within the City of North Bay, including:

- ADUs will be permitted within the serviced Settlement Area of the City and not permitted within the Rural Area;
- 0.5 Additional Parking Space will be required for each ADU; and
- Satisfying all applicable requirements of Zoning By-law, Building Code, Fire

Code and Property Standards By-law.

4. Planning Rational and Justification

The proposal to permit 4 units as-of-right (primary residence and 3 ADUs) on municipally serviced lands within the City's Settlement Area requires an Official Plan and Zoning By-law Amendment. The proposed amendment needs to represent good land use policy and the following section provides the Planning rational and justification. Additional Dwelling Units has seen changes and different requirements in the last couple of years.

Secondary Dwellings Units – OPA 20 – 2018

In 2018, the City of North Bay amended its Official Plan and Zoning By-law to implement the requirements of the *Strong Communities Through Affordable Housing Act, 2011*. Through this act it was required that Municipalities permit a second residential unit within a single detached, semi-detached and row housing, provided no accessory dwelling contained a residential unit.

Additional Dwelling Units – OPA 31

The *More Homes, More Choice Act, 2019* was passed on November 28, 2022, which made further changes to the Planning Act regarding additional residential units. This change permitted up to three units per property.

In 2023, the City of North Bay implemented these changes to permit up to three residential units on a parcel of land within the Settlement Area, and permitting up to 2 residential units within the rural area.

The proposed changes to the Official Plan and Zoning By-law would take a similar approach to the current policies and provisions in place for ADUs.

The proposed amendments would permit up to 4 units as-of-right (primary residence, 3 ADUs) within the urban area and still allow up to 2 residential units within the rural area.

Policy and Regulatory Framework

The proposed amendments to the Official Plan and Zoning By-law are subject to the following policy and regulatory framework:

- The Planning Act
- 2024 Provincial Planning Statement
- 2011 Growth Plan for Northern Ontario
- Official Plan for the City of North Bay
- Zoning By-law No. 2015-30.

Planning Act

The Planning Act is provincial legislation that sets out the rules for land use planning for

municipalities in Ontario. The Planning Act currently prohibits municipalities from not permitting three dwelling units on a parcel of urban residential land.

The proposed amendments are proposing to allow up to 4 units as-of-right on a parcel of urban residential land.

Provincial Planning Statement, 2024

The proposed amendment to allow for up to 4 units as-of-right on a parcel of urban residential land must be consistent with the Provincial Planning Statement.

Planning Staff have reviewed the PPS, 2024 in its entirety and is of the opinion the proposed amendments are consistent with the policy direction. Specifically, the following sections of the PPS, Policy 4 of Section 2.1 and Policy 1b) of Section 2.2, which states the following:

“2.1 Planning for People and Homes – 4. To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and*
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.*

2.2 Housing

1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

b) permitting and facilitating:

- 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
- 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas,*

and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;

- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation;...”*

Growth Plan for Northern Ontario

The proposed amendments conform to and do not conflict with the Growth Plan for Northern Ontario, 2011. Specifically, policy 3.4.3 of the GPNO encourages municipalities to support and promote healthy living by providing for communities with a diverse mix of land uses, a range and mix of employment and housing types, high-quality open spaces, and easy access to local stores and services. The proposed amendments would facilitate a greater range and mix of housing types.

Official Plan

The City of North Bay’s Official Plan generally directs new growth and redevelopment within the Settlement Area. The Settlement Area is sized to meet current and future land requirements for these uses requiring full municipal services.

The Official Plan Section 2.1.11 has Housing Policies and provides general housing policies to ensure that there is an adequate number of housing units available.

2.1.11.2 –

- a) To encourage the existence of an adequate supply and diversity of residential accommodation by type and tenure to satisfy the social and economic requirements to the population;

2.1.12 Urban Residential Area Densities

Urban Residential Areas will be made up of low, medium and high-density residential developments. The Comprehensive Zoning By-law will zone various areas within the City for low, medium and high density residential development.

- 2.1.12.1 Low and medium density residential developments permit single detached dwellings, semi-detached dwellings, duplexes, triplexes, townhouses, low profile apartments (up to four units), rooming houses, mobile homes and group homes.

The proposal to permit 4 units as-of-right in all low-density residential zones, would permit cost effective intensification, while maintaining low density residential development in existing neighbourhoods.

In my professional opinion, the proposed Official Plan Amendment and Zoning By-law Amendment to permit four (4) residential units as-of-right are consistent with the PPS, 2024, does not conflict with the Growth Plan for Northern Ontario, conforms with the City of North Bay's Official Plan.

The Canada Housing Infrastructure Fund (CHIF) website advises that municipalities with populations of 30,000 and above are required to implement zoning for four units as-of-right. The Government of Canada expects municipal land use policy and required zoning regulations to be in place by Spring 2025.

Delegated Authority

The second part of this Official Plan Amendment is to provide Official Plan policy to allow Council to delegate approval of certain Planning Act applications to an officer, employee or agent of the Municipality. This initiative was also part of the City's HAF application and approval.

Planning Staff currently have delegated authority for Site Plan Control Agreements. The proposed Official Plan Amendment would create the necessary enabling policies to allow for delegation to staff to review and process routine and technical approvals or extensions. In addition to this policy amendment, a By-law would need to be passed by Council to enact the delegation.

Delegated Authority would allow for reduced timelines for minor technical Planning Act applications that would support new development.

Delegated Authority could be for the following:

- Site Plan Control Agreements;
- Consents;
- Minor Changes to the Zoning By-law (Holding Zones, Temporary Use By-law)
- Redline Amendments to Draft Plan of Subdivision and/or Condominiums;
- Extension and Final Approval of Draft Plan of Subdivision/Condominiums;
- Draft Plan of Subdivision and/or Condominiums; and
- Any other Planning Act Application that is permitted under the Planning Act.

Planning Rational and Justification

The proposed amendment to the City of North Bay's Official Plan would provide enabling policies to give delegation of authority to qualified staff for routine and technical

approvals, amendments and extensions.

Bill 13, *Supporting People and Businesses Act, 2021*, made changes to a variety of statutes, including the *Planning Act*. The proposed changes to the *Planning Act* added a new section (Section 39.2) that the council of a local municipality may delegate decision-making authority under Section 34. The delegated decision-making authority may include, but not limited to, the following approvals: remove a holding symbol, temporary use by-laws to authorize the temporary use of land, buildings, or structures.

Along with these changes through Bill 13, there are other enabling polices for delegation approval under the Planning Act, including extension to Draft Approval, Red-Line Amendment to Draft Approval, consent authority and Site Plan Approvals.

The proposed Official Plan amendment would allow for enabling policies only, and any delegation of approval would need to be approved by amendment to the City's delegation by-law.

Planning Staff is of the opinion that the proposed amendment to the Official Plan to allow for enabling policies represents good land use planning and can help expediate certain processes that are generally more technical in nature.

PART TWO - THE AMENDMENT

1. PURPOSE

The purpose of Amendment No.35 to the Official Plan of the City of North Bay is to include Additional Dwelling Unit policies and provide Official Plan policy for delegated approval authority.

This amendment applies to all lands within the City of North Bay.

2. THE AMENDMENT

The Official Plan of the City of North Bay is hereby amended:

2.1.1 Policies

By deleting section 2.1.13.6 Additional Dwelling Unit Policies in its entirety and replacing it with the following:

“2.1.13.6 Additional Dwelling Unit Policies

Additional Dwelling Units (ADU) can help to achieve intensification targets and increase the availability of affordable housing choices for

residents. ADUs may also assist with aging in place concepts.

ADUs are ancillary and subordinate to the primary dwelling unit. ADUs are permitted within the Settlement Area, where the property is connected to municipal services, to a maximum of three Additional Dwellings Units and the primary dwelling for a maximum of four (4) units.

Within the Rural area of the City, or where a property is within the Settlement Area but not connected to municipal services, a maximum of one ADU is permitted.

ADUs are permitted provided it meets the following criteria:

- a) Within the Settlement Area, where connected to municipal services, a second, third and/or fourth residential unit in a detached, semi-detached, townhouse, provided that no accessory structure on the property contains an additional residential dwelling unit; or
- b) Within the Settlement Area, where connected to municipal services, an additional residential dwelling unit in a detached, semi-detached, townhouse, if there is only one residential unit within an accessory structure on the property; or
- c) Within the Settlement Area, where connected to municipal services, an accessory building is permitted to have one additional residential dwelling unit, provided that no other accessory building on the property has an additional residential dwelling unit and provided that there is a maximum of two additional residential dwelling units within the primary residential unit;
- d) Recreational Vehicles and Mobile homes are not considered an additional residential dwelling unit;
- e) Adequate servicing must be available to service the additional residential dwelling unit through either the municipal system within the Settlement Area, or through, privately owned systems within the rural area where municipal services are not

available;

- f) additional residential dwelling units are not permitted within hazard lands or adjacent to hazard lands;
- g) additional residential dwelling units are not permitted in any Industrial or Commercial zoned property;
- h) additional residential dwelling units shall not be permitted within 300 metres of the un-serviced shoreline and major inflowing streams of Trout Lake, unless the proposed property is on full Municipal Services;
- i) Additional residential dwelling units will not cause alterations to the main building's exterior that would significantly change the existing character of the neighbourhood or streetscape. This may include but is not limited to the creation of new entrances and adequate parking;
- j) additional residential dwelling units must satisfy all applicable requirements of the Ontario Building Code, Ontario Fire Code, the Zoning By-law and the Property Standards By-law, and any other Federal, Provincial or Municipal law or legislation;
- k) Existing illegal additional residential dwelling units must comply with all of the applicable requirements of the Official Plan and Zoning By-law and obtain the necessary building permits to be considered a legal additional dwelling unit; and
- l) Additional regulations for additional residential dwelling units will be established in the Zoning By-law.

5.1 The Planning Toolbox

Add the following after the third paragraph in Section 5.1 The Planning Toolbox:

“5.1.0 Delegated Approval Authority

Council has the ability through the Planning Act by By-law to delegate

approval authority for Planning Tools to be approved by a Committee of Council or an individual who is an officer, employee or agent of the Municipality.

Council may by By-law delegate approval authority to either a Committee of Council or an individual who is an officer, employee or agent of the Municipality. The By-law would grant the delegated authority and provide the process in which to follow for approval. Council would have the ability to delegate approval authority for the following:

- Site Plan Control Agreements;
- Consents;
- Minor Variances;
- Minor Changes to the Zoning By-law (holding zones, temporary use By-laws);
- Redline Amendments to Draft Plan of Subdivisions and/or Condominiums;
- Extension and Final Approval of Draft Plan of Subdivisions and/or Condominiums;
- Draft Plan of Subdivisions and/or Condominiums; and
- Any other Planning Act Application or process that is permitted under the Planning Act.”

3. IMPLEMENTATION AND INTERPRETATION

This Official Plan Amendment shall be implemented and interpreted in accordance with the implementation and interpretation provisions set out in the Amendment and the Official Plan.

‘Appendix B to Report to Council CSBU-2025-011’

The Corporation of the City of North Bay

By-Law No. 2025-____

A By-law to Amend Zoning By-Law No. 2015-30 to include Additional Dwelling Unit Policies within the City of North Bay.

Whereas the Council of the Corporation of the City of North Bay has initiated amendments to the Zoning By-law to permit Additional Residential Dwelling Units;

And Whereas the Council of the Corporation of the City of North Bay has ensured that adequate information has been made available to the public, and held at least one public meeting after due notice for the purpose of informing the public of this By-law;

And Whereas it is deemed desirable to amend the regulations of Zoning By-law 2015-30 pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended;

And Whereas Council passed Committee Report 2025-____ to approve this rezoning;

Now therefore the Council of the Corporation of the City of North Bay hereby enacts as follows:

- 1) Section 2 – Definitions of Zoning By-law No. 2015-30 is amended by amending the following definitions:

Dwelling Unit, Additional Residential Urban:

A dwelling unit that is ancillary and subordinate to the main dwelling unit within the **Urban Settlement Area**, and connected to municipal services.

- 2) Amend Section 3.20.2.1 Additional Residential Dwelling Unit to the following:

“3.20.2.1 Additional Residential Dwelling Unit

An **additional dwelling unit** may be permitted within:

- a) A **single detached dwelling** or an accessory building thereto
- b) A **semi-detached dwelling** or an accessory building thereto
- c) A **townhouse (cluster, stacked, or street front) dwelling** or an accessory building thereto

provided that a maximum of three **additional residential dwelling units** shall be permitted within the **Urban Settlement Area** per property and connected to municipal services and one **additional residential dwelling unit** shall be permitted per property within the Rural Area of the City.

Additional residential dwelling units which were illegal on the passing of this By-law must meet all the required criteria for an **additional residential dwelling unit** and receive a change of use permit under the Building Code to be considered a legal **additional residential dwelling unit**.

Notwithstanding the above, additional **residential dwelling unit(s)** are not permitted:

- a) Within a dwelling unit or an accessory building within the Parkland (P), Open Space (O), Rural Residential Lakefront (RRL), Floodway (O1) and the Floodplain and Erosion (O2) Zones;

- b) Within a dwelling unit or accessory building that is permitted in a non-residential zone in Section 6 and 7 of this By-law; and
- c) Within a dwelling unit or an accessory building on the un-serviced properties within 300 metres of Trout Lake and any major inflowing streams as identified on Schedule 'E' of Zoning By-law 2015-30;

3) Delete Section 3.20.2.5 e) and replace it with the following:

“e) shall not have a maximum **gross floor area**, provided it meets the provisions of the Zoning By-law for lot coverage and setbacks;”

- 4) Notice of the passing of this By-law shall be given by the Clerk of The Corporation of the City of North Bay in the manner and form and to the persons prescribed by Section 6 of O.Reg. 545/06 as amended.
- 5) This By-law shall come into effect upon passage and the adoption of Official Plan Amendment 35.
- 6) This By-law is in conformity with the City of North Bay's Official Plan as amended by Official Plan Amendment 35.

Read a First Time in Open Council the ___th Day of ____. 2025.

Read a Second Time in Open Council the ___th Day of ____. 2025.

Read a Third Time in Open Council and Passed this ___th Day of ____. 2025.

Mayor, Peter Chirico

City Clerk Karen McIsaac

“Appendix ‘C’ to Report to Council CSBU-2025-011”

The Corporation of the City of North Bay

By-Law No. 2025-__

A By-law to amend By-law 2019-107 to amend the Growth Community Improvement Plan

Whereas Section 28 (2) of the Planning Act permits Municipalities where there is an Official Plan in effect that contains provisions relating to community improvement, the Council may, by By-law, designate the whole or any part of an area covered by such an Official Plan as a Community Improvement Project Area;

Whereas the Council of the Corporation of the City of North Bay designated the entire City boundary as a Community Improvement Project Area by By-law No. 2019-106, as per Section 28 (2) of the Planning Act, R.S.O., 1990, as amended;

Whereas the City of North Bay’s Official Plan contains provisions pertaining to and supporting a Community Improvement Plan;

Whereas the goals of the Growth Community Improvement Plan are to encourage sustainable growth and development within housing, the industrial sector with the creation of jobs and economic opportunity and to enhance the City’s Downtown Core.

Whereas the Growth Community Improvement Plan would provide successful applicants within the target areas grants permitted under Section 28(7) of the Planning Act, R.S.O., 1990, as amended, to encourage growth and development within the Industrial Target Area, Housing Target Area and the Downtown Target Area and Waterfront Target Area;

Whereas Council adopted the Growth Community Improvement Plan on December 8, 2019 by By-law 2019-107;

Whereas the City of North Bay was successful in the funding from the Federal Government for the Housing Accelerator Fund (HAF) to enable the creation of new residential dwelling units;

Now therefore the Council of the Corporation of the City of North Bay hereby enacts as follows:

- 1 The attached explanatory text and schedule constitutes Amendment No. 3 to the Growth Community Improvement Plan is hereby adopted.
- 2 This By-law shall come into force and take effect on the day it is passed, subject to and in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended from time to time.

Read a First Time in Open Council the ____th Day of _____ 2025.

Read a Second Time in Open Council the ____th Day of _____ 2025.

Read a Third Time in Open Council and Passed this ____th Day of _____ 2025.

Mayor, Peter Chirico

City Clerk, Karen Mclsaac

**AMENDMENT NO. 3 TO THE CITY OF NORTH BAY'S GROWTH COMMUNITY
IMPROVEMENT PLAN**

February 2025

Amendment No. 3
to the Growth Community Improvement Plan
of the City of North Bay

The attached explanatory text and Schedule A constitute Amendment No. 3 to the Growth Community Improvement Plan of the City of North Bay. This Amendment was adopted by The Corporation of the City of North Bay by By-law No. XXXXXX in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990 as amended by Statutes of Ontario 19101, Chapter 4, Section 9 pursuant to O. Reg. 543/06 on XXXXXX.

Corporate Seal

Mayor, Peter Chirico

City Clerk, Karen Mclsaac

PART ONE - INTRODUCTION

1. PURPOSE

The purpose of the amendment to the Growth Community Improvement Plan (Growth CIP) is to create a new incentive within the Housing Target Area. The new incentive titled the 'Additional Housing Unit Grant Program' will provide successful proponents up to 75% up to a maximum of \$25,000 of the total costs to create an additional housing unit. An additional housing unit can be an additional dwelling unit(s) (ADU) within an existing or new dwelling unit or can be a multiple residential building.

This amendment will create a financial incentive to encourage additional housing units to be created and can also encourage existing illegal units to be legalized.

2. LOCATION

This Amendment applies to the Growth Community Improvement Plan Project area which is the entire City of North Bay.

3. PLANNING RATIONALE AND JUSTIFICATION

The Planning Act in Ontario allows municipalities to create Community Improvement Plans (CIPs) to address various local needs and opportunities.

A CIP can be used to encourage redevelopment, rehabilitation, or other improvements in designated areas.

The City of North Bay has designated the entire City as a Community Improvement Project Area. The City of North Bay has a long history of having CIPs to offer financial incentives to support different forms of development.

Council adopted the new Growth Community Improvement Plan (Growth CIP) in January 2020. The Growth CIP currently has four different target areas, being Downtown, Waterfront, Industrial and Housing.

The focus of this amendment is on the Housing Target Area. The main objective of the Housing Target Area is to encourage infill and intensification of housing development within the Settlement Area of the City. Generally, the Housing Target Area supports development that is increasing the net number of residential units on properties through different forms of housing development, including Additional Dwellings Units (ADUs).

The Housing Target Area has processed 32 applications which will assist 169 additional residential units to be created. The private sector has invested approximately \$27 million to create these units, with a public sector contribution of approximately \$497,500, not including the tax incremental grant. This represents a 1:54 ratio of public to private sector spending.

Through the first initiative, Council adopted an amendment to the Housing Target Area of the Growth CIP in the summer of 2024. This amendment expanded the housing target area to apply to the entire urban settlement area.

The second initiative would provide top-up funding to encourage intensification of residential units. The top-up funding is proposed to be 75% up to \$25,000 for each additional housing unit created within the Urban Settlement Area.

The top-up funding can be used for the construction costs of the unit and upgrading services to accommodate the intensification (including hydro, water and sewer)

Planning Staff is of the opinion that the current Housing Target Area incentives are encouraging and providing the necessary assistance to create more housing units.

The current program has been successful, and the added Top-Up funding will incentivize more units to come to the market within the Urban Settlement Area of the City than otherwise would have.

Policy and Regulatory Framework

The proposed amendment to the Growth CIP is subject to the following policy and regulatory framework:

- The Planning Act
- 2024 Provincial Planning Statement
- 2011 Growth Plan for Northern Ontario
- Official Plan for the City of North Bay
- Zoning By-law No.2015-30.

Planning Act

The Planning Act is provincial legislation that sets out the rules for land use planning in Ontario. The legislation prohibits Municipalities from creating Official Plan policy or Zoning By-law regulations that would restrict urban residential properties having less than three residential units.

Part IV of the Planning Act provides policies for Community Improvement and when it can be established and used to provide incentives, including financial incentives to property owners that are making an improvement to their lands, structure or building. The proposal is to amend the Housing Target Area to include the Additional Housing Top-up Funding which is permitted under Section 28 (7).

“Grants or loans re eligible costs

(7) for the purpose of subsection (7), the eligible costs of a community improvement plan may include costs related to environmental site assessment, environmental remediation, development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities. 2006, c.23, s. 14 (8).”

Provincial Planning Statement, 2024

The proposed amendment would provide top-up funding for developers and individuals increasing the amount of housing units on their property. The Housing Target Area is the Settlement Area of the City and the property must be connected to municipal services to be eligible. The proposal will increase density within the Settlement Area, which is consistent with the policy direction of the PPS. Specifically, with the following sections:

“2.1 Planning for People and Homes – 4. To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and*
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.*

2.2 Housing

1. *Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by: ...*
- b) *permitting and facilitating:*
 1. *all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
 2. *all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*
- c) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; ...”*

Growth Plan for Northern Ontario

The proposed amendments conform to and do not conflict with the Growth Plan for Northern Ontario, 2011. Specifically, policy 3.4.4 of the GPNO encourages municipalities to support and promote healthy living by providing for communities with a diverse mix of land uses, a range and mix of employment and housing types, high-quality open spaces, and easy access to local stores and services. The proposed amendments would facilitate a greater range and mix of housing types.

Official Plan

The City of North Bay’s Official Plan generally directs new growth and redevelopment within the Settlement Area. The Settlement Area is sized to meet the current and future land requirements for these uses requiring full municipal services.

The Official Plan Section 2.1.11 has Housing Policies and provides general housing policies to ensure that there is an adequate number of housing units available.

“2.1.11.2

- a) *To encourage the existence of an adequate supply and diversity of residential accommodation by type and tenure to satisfy the social and economic requirements of the population;”*

The proposed Top-Up Funding for additional units will encourage intensification of current built forms within the Urban Settlement Area of the City on full municipal services.

“5.1.12 Community Improvement Plans

5.1.12.1 Community Improvement Plans will be prepared to provide direction regarding one or more of the following:

- g) *Promote and encourage new residential developments Downtown and increase density development around existing commercial nodes.*
- h) *Encourage the Downtown to be the focus for economic, employment, and housing opportunities.”*

In my professional opinion, the proposed Official Plan Amendment to amend the Growth CIP to provide Top-Up Funding for additional residential units is consistent with the PPS, 2024, conforms and does not conflict with the Growth Plan for Northern Ontario, and conforms with the City of North Bay's Official Plan.

PART TWO - THE AMENDMENT

The Growth CIP is hereby amended with the following:

1. Amend Section 4.0 by adding the following to the list of CIP Incentive Programs:

“12. Additional Housing Unit Grant”

2. Amend Section 4.0 by adding the following after Section 4.12:

“4.13 Additional Housing Unit Grant Program

4.13.1 Purpose

The purpose of the Additional Housing Unit Grant program is to provide a financial incentive to encourage property owners to create new or legalize existing additional dwelling units or construct new multiple residential buildings for the purpose of new rental housing or new affordable home ownership.

4.13.2 Description

This program can provide a financial incentive of up to 75% to a maximum of \$25,000 for the creation of a new or legalization of an existing additional dwelling unit or the construction of a multiple residential building.

4.13.3 Program Requirements

Applicants are eligible to apply to this program, subject to meeting the general program requirements, program specific requirements, be in an eligible target area and subject to the availability of funding as approved by Council. This program can end without an amendment to this plan at any time based on the funding from the Federal Government through the Housing Accelerator Fund (HAF). Successful applicants will be required to enter into a development agreement with the City of North Bay to ensure the Housing Units are being built. The development agreement will identify key milestones based on the type of rental unit(s) or affordable home ownership, as determined and defined by the City at its sole discretion, being created, if milestones are not met the approval will be rescinded.

Applicants cannot be receiving funding through the District of Nipissing Social Services Administration Board, Additional Dwelling Unit Program.

4.13.4 Eligible Target Areas

Applicants within the **Housing Target Area** are eligible to apply for the Additional Housing Unit Grant Program.

4.13.5 Eligible Costs

The eligible cost for a grant under the Additional Housing Unit Grant Program is a maximum of 75% up to \$25,000 for the construction costs of creating or the legalization of an additional dwelling unit(s) within an existing dwelling or an additional dwelling unit in a new dwelling or the creation of a new multiple residential building with five (5) or more residential units.

PART 3 – IMPLEMENTATION

This Amendment to the Growth Community Improvement Plan shall be implemented in accordance with the implementation policy contained in Part 5 of the Official Plan.

PART TWO – INTERPRETATION

This Amendment to the Growth Community Improvement Plan shall be interpreted in accordance with the interpretation policy contained in Part 6 of the Official Plan.

DRAFT

6.4

North Bay, ON

February 25, 2025

Subject: Report from Sara Gage dated February 10, 2025 re 2025 Budget of the Board of Management for the Downtown Improvement Area

File No.

Res. 2025 - _____

Moved by Councillor: _____

Seconded by Councillor: _____

That:

1. the 2025 budget for the Board of Management for the Downtown Improvement Area in the amount of \$168,912 with a resultant DIA tax levy of \$143,197, as set out in Report to Council CORP 2025-24 dated February 10, 2025 from Sara Gage, be approved by Council; and
2. the necessary by-law to provide for the levy and collection of special charges in respect of certain business improvement areas be prepared for the approval of Council.

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-2025-024

Date: February 10, 2025

Originator: Sara Gage

Business Unit: Corporate Services

Department: Financial Services Department

Corporate Services

Financial Services Department

Subject: 2025 Budget of the Board of Management for the Downtown Improvement Area

Closed Session: yes no

Recommendation

1. That the 2025 budget of the Board of Management for the Downtown Improvement Area in the amount of \$168,912 with a resultant DIA tax levy of \$143,197, as set out in Report to Council CORP 2025-024 dated February 10, 2025, from Sara Gage, be approved by City Council; and
2. That the necessary by-law to provide for the levy and collection of special charges in respect of certain business improvement areas be prepared for the approval of City Council.

Background

Section 204(1) of the Municipal Act, 2001, S.O. 2001, c.25, (the Act), provides municipalities with the authority to designate an area as an improvement area and establish a board of management. The purpose is to oversee the improvement, beautification and maintenance of municipally owned land, buildings and structures in the area beyond that provided at the expense of the municipality and to promote the area as a business or shopping area.

The City designated the Downtown Improvement Area and established a Board of Management in 1977 by By-Law 1977-144.

Section 205(1) of the Act, requires that the Board of Management of the Downtown Improvement Area (DIA) prepare a proposed budget annually and hold one or more meetings for discussion of the proposed budget.

The Board approved the budget on February 5th, 2025, and held a membership meeting on February 6th, 2025 where the budget was passed by the members present.

In accordance with Section 205 (2) of the Act, the DIA's proposed 2025 budget, attached as Appendix A to Report to Council CORP 2025-024, is being submitted to City Council for approval.

For the purposes of this report "tax rate", "tax levy", "tax levy revenues" and "current value assessment" are specific to the designated Downtown Improvement Area.

Significant items included in the budget are as follows:

- No tax rate increase for 2025
- Overall the tax levy has decreased by \$341 or 0.24%.
- Total 2025 Current Value Assessment (CVA) is \$41,915,600, a decrease of \$24,100 or 0.06% from 2024. Tax levy revenues account for approximately 84% of total revenues.
- The overall budget relative to 2024 has increased by \$8,874 or 5.54%. The budget increase primarily relates to an increase in spending on security measures. This increase is offset by a transfer from the DIA's reserves.
- Pursuant to Section 208(3) of the Act, the City has imposed a maximum levy. The maximum levy for Main Street properties is \$2,798 and the maximum levy for properties not on Main Street is \$1,680. The maximum thresholds remain unchanged from 2024.

Financial/Legal Implications

Should any program or event cost more than the amount budgeted, adjustments will be made within the Board's budget to maintain an overall balanced budget.

There is no financial impact on the City budget. A copy of the 2024 financial statements will be submitted to the City once the 2024 Audit has been completed.

Corporate Strategic Plan

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

Specific Objectives

- Engage the business community in identifying and developing economic opportunities
- Utilize resources and partnerships to beautify and enhance the appearance of the City

Options Analysis

Option 1:

That Council does not approve the 2025 budget as proposed by the membership and DIA Board. This would materially impact the ability of the DIA to effectively manage the improvement, promotion, beautification, and development of the downtown as a business and shopping area.

Option 2:

That Council approves the 2025 budget to enable the DIA to carry out their mandate to the business improvement area. Approval of the budget at the February 25th Council meeting will provide sufficient time for notice to be sent to all property owners within the DIA as per section 210 (1) of *the Act*. The approval will also provide sufficient time for a 60-day period for objections, preparation and passage of a by-law respecting the levy, collection of special charges and the inclusion of the tax on the City tax bills to be processed in early June.

Recommended Option

1. That the 2025 budget of the Board of Management for the Downtown Improvement Area in the amount of \$168,912 with a resultant DIA tax levy of \$143,197, as set out in Report to Council CORP 2025-024 dated February 10, 2025, from Sara Gage, be approved by City Council; and
2. That the necessary by-law to provide for the levy and collection of special charges in respect of certain business improvement areas be prepared for the approval of City Council.

Respectfully submitted,

Name: Sara Gage, CPA

Title: Coordinator, Financial Reports

I concur with this report and recommendation

Name Margaret Karpenko, CPA, CMA

Title: Chief Financial Officer /Treasurer

Name John Severino, P.Eng., MBA

Title: Chief Administrative Officer

Personnel designated for continuance:

Sara Gage, CPA

Coordinator, Financial Reports

Appendix A
THE BOARD OF MANAGEMENT FOR THE
DOWNTOWN IMPROVEMENT AREA
2025 Budget

REVENUES	2024 Budget	2025 Budget	\$ Budget Change	% Budget Change
TAX LEVY	\$143,538	\$143,197	(\$341)	-0.24%
TAX ADJUSTMENTS	(\$1,000)	(\$1,000)	\$0	0.00%
	\$142,538	\$142,197	(\$341)	-0.24%
MANAGEMENT COMMITTEE				
Sundry Revenue	\$5,000	\$5,000	\$0	0.00%
	\$5,000	\$5,000	\$0	0.00%
PROMOTIONS COMMITTEE				
Advertising and Promotion	\$12,500	\$12,715	\$215	1.72%
	\$12,500	\$12,715	\$215	1.72%
BEAUTIFICATION AND SAFETY COMMITTEE				
Partnerships/Reserves	\$0	\$9,000	\$9,000	100.00%
	\$0	\$9,000	\$9,000	100.00%
TOTAL REVENUES	\$160,038	\$168,912	\$8,874	5.54%

EXPENSES	2024 Budget	2025 Budget	\$ Budget Change	% Budget Change
MANAGEMENT COMMITTEE				
Executive Director wages/benefits	\$56,867	\$57,288	\$421	0.74%
Office supplies	\$500	\$500	\$0	0.00%
Postage	\$150	\$150	\$0	0.00%
Photocopying	\$500	\$305	(\$195)	-39.00%
Insurance	\$4,360	\$4,654	\$294	6.74%
Office rent and Storage	\$8,071	\$10,338	\$2,267	28.09%
Audit and accounting	\$7,393	\$7,495	\$102	1.38%
Telephone and internet	\$850	\$879	\$29	3.41%
Membership meetings	\$1,500	\$1,500	\$0	0.00%
Board/committee meetings	\$300	\$300	\$0	0.00%
Manager / Board development	\$500	\$500	\$0	0.00%
Memberships and fees	\$1,000	\$1,003	\$3	0.30%
Technology and/or Office Upgrades	\$2,000	\$2,000	\$0	0.00%
General contingency	\$83,991	\$86,912	\$2,921	3.48%
PROMOTIONS COMMITTEE	\$43,347	\$41,000	(\$2,347)	-5.41%
Promotions/marketing/advertising	\$43,347	\$41,000	(\$2,347)	-5.41%
BEAUTIFICATION AND SAFETY COMMITTEE	\$32,700	\$41,000	\$8,300	25.38%
Maintenance/beautification	\$32,700	\$41,000	\$8,300	25.38%
TOTAL EXPENSES	\$160,038	\$168,912	\$8,874	5.54%
Revenues Over (Under) Expenses	\$0	\$0	\$0	

Maximum levy for Main Street properties for 2025 is \$2,798.
Maximum levy for properties not on Main Street for 2025 is \$1,680.

6.5

North Bay, ON

February 25, 2025

Subject: Report from Peter Carello dated February 12, 2025 re Final Approval – McLean Lake Subdivision (City File No. 48T-90102) – Phase 2A

File No. _____ **Res.** 2025 - _____

Moved by Councillor: _____

Seconded by Councillor: _____

That:

1. Council grant Final Approval to Phase 2A McLean Lake Subdivision (McLean Road – 7 Lots, 2 Blocks) – City File No. 48T-90102; and
2. the Mayor and City Clerk be authorized to sign the Subdivision Agreement with 2029562 Ontario Limited for Phase 2A of the McLean Lake Subdivision in order to permit the next phase of development consisting of 7 lots and 2 blocks, upon receipt of all security, easements and all other Subdivision Agreement requirements.

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-2025-010

Date: February 12, 2025

Originator: Peter Carello, Senior Planner – Current Operations

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Final Approval – McLean Lake Subdivision (City File No. 48T-90102) – Phase 2A

Closed Session: yes no

Recommendation

1. That Council grant final approval to Phase 2A of the McLean Lake Subdivision (McLean Road – 7 Lots, 2 Blocks) – City File No. 48T-90102; and
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with 2029562 Ontario Limited for Phase 2A of the McLean Lake Subdivision in order to permit the next phase of development consisting of 7 lots and 2 blocks, upon receipt of all security, easements and all other Subdivision Agreement requirements.

Background

The subject property is located at the end of McLean Road, which is a short road that serves as the southerly extension of Sage Road. A previous owner received approval from City Council for a twenty-three (23) lot plan of subdivision in 1990. A redline amendment was undertaken in 2022, which reduced the number of lots from twenty-three (23) to twenty-two (22).

Subdivision approvals from that time period did not have expiration dates. This approval from 1990 remains in place.

The City has received a request from Tulloch Geomatics Inc. on behalf of 2029562 Ontario Limited to obtain Final Approval for Phase 2A of the McLean Lake Subdivision. If approved, this approval would create seven (7) residential lots and two (2) blocks.

The final approval is within the limits of the subdivision that were initially granted Draft Approval status by City Council in 1990.

The property owner entered into a Pre-Servicing Agreement with the City on July 9, 2024. This Agreement allowed for the initial installation of municipal roads and services and permitted the construction of a model home on the property. Security for the finalization of remaining works is adequately secured in the Subdivision Agreement.

Financial/Legal Implications

Granting final approval to the Plan of Subdivision would result in the City of North Bay entering into an agreement with the landowner, 2029562 Ontario Limited.

The developer is required to pay direct City charges and all required security and insurance amounts as described in the Subdivision Agreement.

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

Prior to Staff recommending to City Council that the City give Final Approval to the Plan of Subdivision and that the City enter into a Subdivision Agreement with the Property Owner, Staff required the developer to satisfy the conditions of Draft Approval. The developer has satisfied the Conditions of Draft Approval for the requested Plan of Subdivision as follows:

- 1) The Subdivision Agreement has been prepared and is recommended for approval by the City Engineer, Infrastructure & Operations;
- 2) The Final Plan (Registered 36M Plan) has been prepared for registration upon Council approval. It has been reviewed and found to conform with the Draft Approval; and
- 3) The conditions imposed when Draft Approval was given have been satisfied.

Option 1:

Deny the request to enter into the Subdivision Agreement and grant Final Approval.

This is not recommended.

Option 2:

1. That Council grant final approval to Phase 2A of the McLean Lake Subdivision (McLean Road – 7 Lots, 2 Blocks) – City File No. 48T-90102; and
 2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with 2029562 Ontario Limited for Phase 2A of the McLean Lake Subdivision in order to permit the next phase of development consisting of 7 lots and 2 blocks, upon receipt of all Subdivision Agreement requirements.
-

Respectfully submitted,

Name: Peter Carello, MCIP, RPP
Title: Senior Planner, Current Operations

We 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

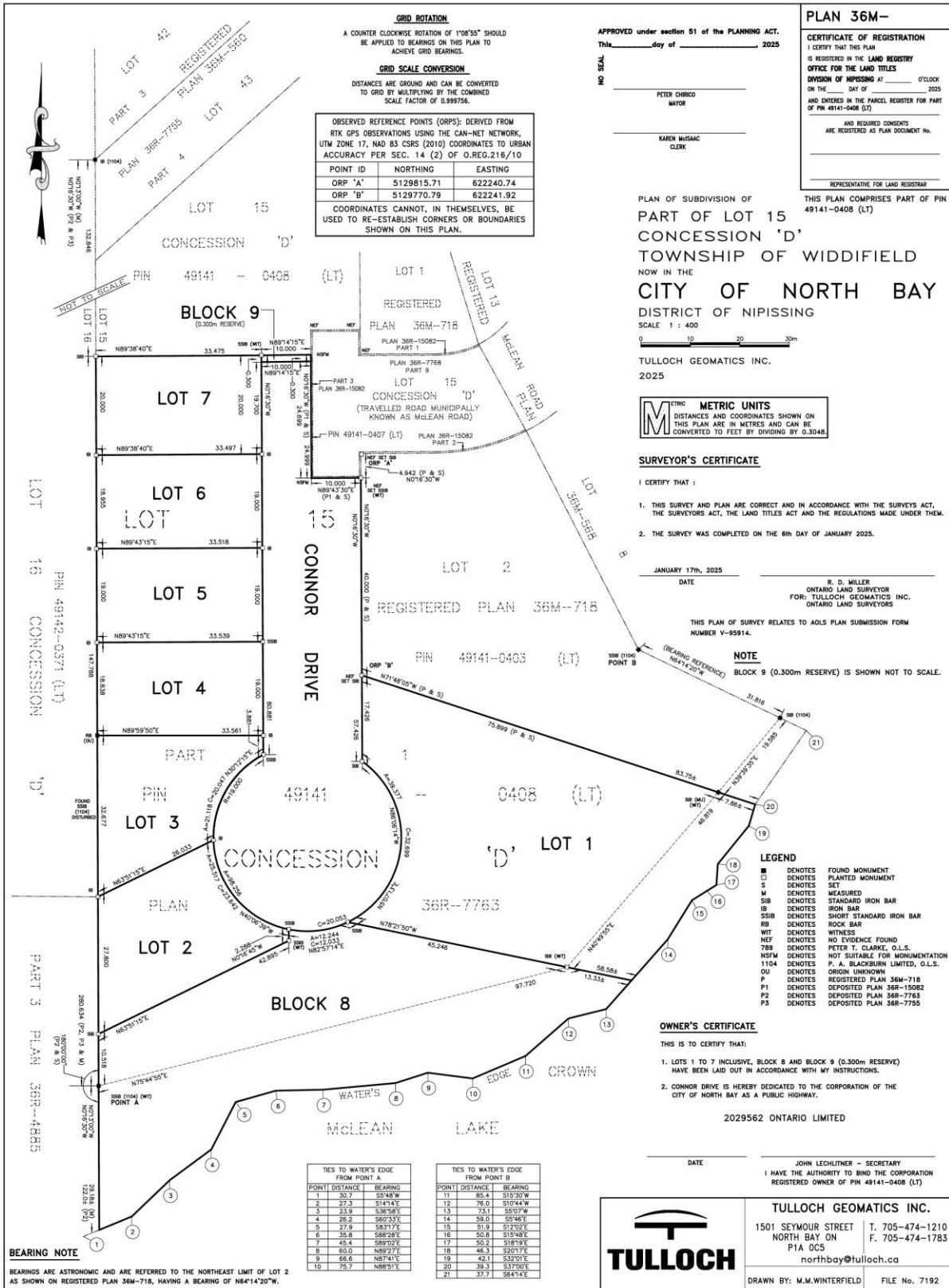
Name: John Severino, P.Eng., MBA
Title: Chief Administrative Officer

Personnel designated for continuance:

Name: Peter Carello, MCIP, RPP
Title: Senior Planner, Current Operations

W:\PLAN\Planning\Reports to Committees & Council (C11)\to Council\2025\ Final Approval – McLean Lake Subdivision (City File No. 48T-90102) – Phase 2A

Schedule A



6.6

North Bay, ON

February 25, 2025

Subject: Resignation from Kim Kitchen dated February 13, 2025 from the Municipal Accessibility Advisory Committee (MAAC)

File No. _____ **Res.** 2025 - _____

Moved by Councillor: _____

Seconded by Councillor: _____

That the resignation from Kim Kitchen from the Municipal Accessibility Advisory Committee (MAAC) be received and Ms. Kitchen be thanked for her involvement on the Committee.

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. 2025-22

**Being a By-Law to Authorize the
Execution of a Subdivision Agreement
between The Corporation of the City of
North Bay and 2029562 Ontario Limited –
McLean Lake Subdivision**

Whereas the Subdivision Agreement with 2029562 Ontario Limited was approved by Resolution No. 2025-_____ passed by Council at its Regular Meeting held on Tuesday, February 25, 2025;

Now Therefore The Council of The Corporation of the City of North Bay Hereby Enacts as Follows:

1. The Corporation of the City of North Bay enter into a Subdivision Agreement with 2029562 Ontario Limited in relation to the McLean Lake Subdivision.
2. The Mayor and Clerk of The Corporation of the City of North Bay are hereby authorized to execute that Subdivision Agreement between The Corporation of the City of North Bay and 2029562 Ontario Limited and to affix thereto the Corporate Seal.

Read a First Time in Open Council on the 25th day of February, 2025.

Read a Second Time in Open Council on the 25th day of February, 2025.

Read a Third Time in Open Council and Enacted and Passed on the 25th day of February, 2025.

Mayor Peter Chirico

City Clerk Karen McIsaac

The Corporation of The City of North Bay

**By-Law No. 2025-20
Being a By-Law to Confirm Proceedings
of the Regular Meeting of Council Held on
February 25th, 2025**

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 February 25th, 2025 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 25th day of February, 2025.

Read a Second Time in Open Council this 25th day of February, 2025.

Read a Third Time in Open Council and Passed this 25th day of February, 2025.

Mayor Peter Chirico

City Clerk Karen McIsaac