



**Regular Meeting of Council
AGENDA**

Tuesday, June 3, 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**
 - 2.1 Graham Shaver, Kindness Cast Reporter for the Kindness Project on behalf of the Canadian Mental Health Association North Bay and District (CMHA NBD), re Kindness Pledge to Council
- 3. Public Meeting Minutes**
- Tuesday, May 20, 2025
- 4. Motion for Reconsideration**
- 5. Committee Reports**
- 6. Correspondence**
 - 6.1 Proposed Zoning By-Law Amendment application by Tulloch Geomatics Inc. on behalf of FGA Trades Inc. - 2890 Highway 11 North
Letter by: Peter Carello
Date of Letter: May 13, 2025
 - 6.2 Resignation of Cory Adams from the Municipal Accessibility Advisory Committee (MAAC)
 - 6.3 Final Approval of Draft Plan of Subdivision - 0 Bunting Drive (Meadow Woods Subdivision)
Prepared by: Peter Carello
Date of Report: May 22, 2025
Report No. CSBU 2025-32
 - 6.4 Final Approval of Draft Plan of Subdivision - 4250 Widdifield Station Road
Prepared by: Peter Carello
Date of Report: May 22, 2025
Report No. CSBU 2025-14
 - 6.5 2024 Consolidated Financial Statements
Prepared by: Sara Gage
Date of Report: May 20, 2025

- 6.6 Holding Tank Rebate Program
Prepared by: Karin Pratte
Date of Report: May 20, 2025
Report No. IO 2025-08

7. **By-Laws for Consideration**

By-Law No. 2025-51 to authorize the execution of a Subdivision Agreement between The Corporation of the City of North Bay and Intrigo Holdings Limited - Meadow Wood, Phase I.

By-Law No. 2025-52 to authorize the execution of a Subdivision Agreement between The Corporation of the City of North Bay and 2498643 Ontario Limited - 4250 Widdifield Station Road.

8. **Motions**

9. **In-Camera Correspondence**

10. **Giving Notice (Notice of Motion)**

11. **Confirmatory By-Law**

By-Law No. 2025-46 to confirm proceedings of the Regular Meeting of Council held on June 3, 2025.

12. **Adjournment**

May 20, 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 Vrebosch, Councillor Mayne, Councillor Mitchell

Members Absent: Councillor Bain

General Government Committee

Item Addressed:

GG 2025-04: Report from Peter Leckie & Karen McIsaac dated January 22, 2025 re: City of North Bay Procedural By-Law Amendments.

Direction: Item to remain on Committee.

Community Services Committee

No Items Addressed.

Infrastructure and Operations Committee

No Items Addressed.

Committee Meeting of Council adjourned at 6:55 p.m.

Mayor Peter Chirico

City Clerk Karen McIsaac

May 20, 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 Vrebosch, Councillor
Mayne, Councillor Mitchell

Members Absent: Councillor Bain

**1. Declaration of Pecuniary Interest and the General Nature
Thereof**

2. Motion to Suspend Rules

Res. # 2025-172

Moved by Councillor Mitchell
Seconded by Councillor Gardiner

That Council suspend the Rules of the City of North Bay's Procedural
By-Law 2019-80 to change the order of the Agenda to allow Council to
consider Item 8.2, being a Motion re: George Maroosis Parkette, to be
the first order of business on the Agenda.

Carried

2.1 Motion - George Maroosis Parkette

Res. # 2025-173

Moved by Councillor Mitchell
Seconded by Councillor Gardiner

Whereas George Maroosis, the longest serving Council member
at the time of his passing, dedicated decades of continuous
service to the citizens of the City of North Bay;

And Whereas George Maroosis, in addition to his civic duties as a
Councillor, served on multiple local not-for-profit boards and was
the longest serving Chair for L.I.P.I.- Low Income People
Involvement, oversaw the transformation of Crisis Centre North
Bay as its Chair, as well as being the founding Chair of the
District of Nipissing Social Services Board, to name but a few;

And Whereas George Maroosis, in addition to his decades of
continuous public service, was also a businessman in a long line
of businessmen in the Maroosis family, who settled in North Bay

in 1910. His grandfather, George Maroosis, owned and operated one of North Bay’s most famous restaurants, The Arcadian Tea Room (1910-1957), along with The Arcadian Grill, in the downtown core. His father, Gus Maroosis, owned and operated the Cedar Coffee Shop on Main St West next to Boart Longyear for decades. And George himself owned and operated KBros Maroosis Art Centre at the corner of Algonquin & Main since 1976;

And Whereas George Maroosis, as the owner KBros Maroosis Art Centre, one of the oldest private art galleries in Northern Ontario, championed First Nations artists since the 1970s as well as many other local artists.

Therefore Be It Resolved in appreciation for his decades of continuous public service, celebration of his family’s long history in the community for North Bay’s 100th Anniversary, and his unwavering patronage of First Nations and local artists, the Council of the City of North Bay authorize staff to place a plaque naming the Parkette bordering Algonquin Ave, Main Street and Cassells Street shown on Schedule “A” hereto as “The George Maroosis Parkette.”

(Record of Vote) Upon the Request of Councillor Mitchell:

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

Nays: Nil

Carried

- Schedule A -

Parkette Bordering Algonquin Avenue, Main Street West and Cassells Street



3. Public Presentations

4. Public Meeting Minutes

Res. # 2025-174

Moved by Councillor Gardiner

Seconded by Councillor King

That the minutes for the public meetings held on:

- Tuesday, April 22, 2025; and
- Monday, May 12, 2025

be adopted as presented.

Carried

5. Motion for Reconsideration

6. Committee Reports

6.1 Establishing a Ward System

Res. # 2025-175

Moved by Councillor Horsfield

Seconded by Councillor Mayne

That General Government Committee Report No. 2025-11
relating to:

- Establishing a Ward System

be adopted as presented.

General Government Committee Report No. 2025-11

May 20, 2025

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

Your Worship and Councillors:

The General Government Committee presents Report No. 2025-11 and recommends:

"That Council note and file the Motion dated January 31, 2023
re: Establishing a Ward System."

All of which is respectfully submitted.

(Record of Vote) Upon the Request of Councillor Lowery:

Yeas: Councillors Mayne, Gardiner, King, Horsfield, Vrebosch,
Mallah and Mayor Chirico.

Nays: Councillors Lowery and Inch.

Carried

7. Correspondence

7.1 Request for Exemption to Noise By-Law - Bay Block Party

Res. # 2025-176

Moved by Councillor Mayne

Seconded by Councillor Horsfield

That:

1. Council authorize an exemption to Noise By-Law 2014-53, for the Bay Block Party, located on Main Street from Fraser Street to Sherbrooke Street, pursuant to the terms and conditions outlined by Section 5 of the By-Law and that the proponent notify residents and businesses within a one (1) block radius of the stage and speakers located on the corner of Main Street West and Fraser Street, for the following date and time:

Saturday, August 23, 2025 -

- 9:00 am – 1:00 pm (sound check)
 - 1:00 pm – 11:00 pm (concert); and
2. a copy of Report to Council IO 2025-05 be forwarded to the North Bay Police Services for information.

Carried

7.2 Dedicated Locator Agreement

Res. # 2025-177

Moved by Councillor Mayne

Seconded by Councillor Horsfield

That Council:

1. authorize the Mayor and City Clerk to execute the Sub-Contract Agreement to permit the City to continue providing dedicated locate services for City of North Bay infrastructure; and
2. an Execution By-Law be brought forward for three readings at the Regular Meeting of Council on May 20th, 2025.

Carried

7.3 2025 Armed Forces Day

Res. # 2025-178

Moved by Councillor Mallah

Seconded by Councillor King

That Council authorize an amendment to Council Resolution No. 2025-102 passed on March 25, 2025, to add to the letter of support the following additional wording "at no lower than 500

feet above ground level” as requested by The 21 Aerospace Control & Warning Squadron.

Carried

7.4 2024 Water and Wastewater Year-End

Res. # 2025-179

Moved by Councillor Horsfield
Seconded by Councillor Inch

That Council:

1. authorize the Chief Financial Officer to complete the 2024 reserve transfers, as outlined in Appendix “A”, attached to Report to Council CORP 2025-34 dated April 15, 2025 from Laura Boissonneault; and
2. receive and file the City of North Bay’s 2024 Water and Wastewater Year-End Financial Report, as set out in Report to Council CORP 2025-34 dated April 15, 2025 from Laura Boissonneault.

Carried

7.5 Capital Variance Report, as at December 31, 2024

Res. # 2025-180(a)

Moved by Councillor Horsfield
Seconded by Councillor Inch

That Council:

1. receive the Capital Variance Report, as at December 31, 2024, Report to Council CORP 2025-36 dated May 5, 2025 from Blair Grant; and
2. authorize the reserve transfers and budget adjustments, as detailed in Report to Council CORP 2025-36 dated May 5, 2025 from Blair Grant, inclusive of Appendix “B” and “C”.

Carried

Res. # 2025-180(b)

Moved by Councillor Lowery
Seconded by Councillor Inch

That Council refer report from Blair Grant dated May 5, 2025 re: Capital Variance Report as at December 31, 2024 to the General Government Committee.

Lost

7.6 Community and Recreation Centre Update - May 2025

Res. # 2025-181

Moved by Councillor Mayne

Seconded by Councillor Horsfield

That Council receive and refer Report to Council IO-2025-07 dated May 9, 2025 from David Jackowski to the Infrastructure and Operations Committee.

Carried

7.7 2024 General Year-End Variance Report

Res. # 2025-182

Moved by Councillor Horsfield

Seconded by Councillor Inch

That Council:

1. authorize the Chief Financial Officer to complete the 2024 reserve transfers, as outlined in Appendix "A"; and
2. receive and file the City of North Bay's 2024 General Year-End Variance Report, as set out in Report to Council CORP 2025-33 dated April 25, 2025 from Laura Boissonneault.

Carried

7.8 2024 Treasurer's Statement on Development Charges

Res. # 2025-183

Moved by Councillor Horsfield

Seconded by Councillor Inch

That Council receive the 2024 Treasurer's Statement on Development Charges for information purposes, as attached to Report to Council CORP 2025-49 dated May 5, 2025 from Blair Grant and that a copy be submitted to the Minister of Municipal Affairs and Housing upon request.

Carried

8. By-Laws for Consideration

Res. # 2025-184

Moved by Councillor Mitchell

Seconded by Councillor Mayne

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

By-Law No. 2025-47 to authorize the execution of a Sub-Contract Agreement between The Corporation of the City of North Bay and GTel Engineering Inc. relating to Dedicated Locate Services.

Carried

Res. # 2025-185

Moved by Councillor Mitchell
Seconded by Councillor Mayne

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

By-Law No. 2025-47 to authorize the execution of a Sub-Contract Agreement between The Corporation of the City of North Bay and GTel Engineering Inc. relating to Dedicated Locate Services.

Carried

9. Motions

9.1 Community Safety and Well-Being Ad Hoc Committee

Res. # 2025-186

Moved by Councillor Gardiner
Seconded by Councillor Mitchell

Whereas Council passed Resolution No. 2023-196(a) on May 9, 2023, to establish a Community Safety and Well-Being Ad Hoc Committee ("the Committee");

And Whereas the Committee was to be engaged for a period of twelve (12) months;

And Whereas the Council passed Resolution 2024-132 on April 23, 2024, to extend the Committee for one year;

And Whereas the Committee is seeking Council's approval for a further one-year extension.

Therefore, be it Resolved that Council extend the term of the Committee for an additional one year as per the Terms of Reference of the Committee.

Carried

10. In-Camera Correspondence

Res. # 2025-187

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 7:45 p.m. for the following reasons:

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

Item 9.3, being a pending lease of land by the municipality or local board; and

Item 9.4, being labour relations or employee negotiations.

Carried

Res. # 2025-188

Moved by Councillor Horsfield
Seconded by Councillor Mallah

That Council reconvene at 8:13 p.m.

Carried

- 10.2 Confidential report from Karen McIsaac dated April 29, 2025 re
Personal matters about an identifiable individual, including
municipal or local board employees

Res. # 2025-189

Moved by Councillor Horsfield
Seconded by Councillor Inch

That Council appoint Don Halpert and Richard Mantha to the
Municipal Accessibility Advisory Committee for a term to expire
November 14, 2026.

Carried

- 10.4 Confidential report from Wanda Trottier dated May 9, 2025 re
Labour relations or employee negotiations

Res. # 2025-190

Moved by Councillor Horsfield
Seconded by Councillor Mallah

That Council:

1. approve an amendment to the Salary By-law that reflects
increases of 5.0% for 2025; 4.0% for 2026; 3.5% for
2027; and 3.5% for 2028;
2. authorize the net increase in the 2025 Operating Budget to
be funded from the Tax Rate Stabilization Reserve
#99529;
3. authorize the net increase in the 2025 Water and
Wastewater Budget to be funded from the respective
Water Operating Reserve #99576 and Wastewater
Operating Reserve #99577; and
4. authorize By-Law No. 2025-48 be brought forward for
three (3) readings on May 20, 2025.

Carried

Res. # 2025-191

Moved by Councillor Horsfield
Seconded by Councillor Mallah

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

By-Law No. 2025-48 to amend By-Law No. 2008-104 (being a
by-law to establish a Schedule of Salaries).

Carried

Res. # 2025-192

Moved by Councillor Horsfield
Seconded by Councillor Mallah

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

By-Law No. 2025-48 to amend By-Law No. 2008-104 (being a by-law to establish a Schedule of Salaries).

Carried

11. Giving Notice (Notice of Motion)

12. Confirmatory By-Law

Res. # 2025-193

Moved by Councillor Gardiner
Seconded by Councillor Lowery

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

By-Law No. 2025-45 to confirm the proceedings of the Regular Meeting of Council held on May 20, 2025.

Carried

Res. # 2025-194

Moved by Councillor Gardiner
Seconded by Councillor Lowery

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

By-Law No. 2025-45 to confirm the proceedings of the Regular Meeting of Council held on May 20, 2025.

Carried

13. Adjournment

Res. # 2025-195

Moved by Councillor Gardiner
Seconded by Councillor Lowery

That this Regular Meeting of Council do now adjourn at 8:16 p.m.

Carried

Mayor Peter Chirico

City Clerk Karen McIsaac

6.1

North Bay, ON

June 3, 2025

Subject: Proposed Zoning By-Law Amendment application by Tulloch Geomatics Inc.
on behalf of FGA Trades Inc. – 2890 Highway 11 North

File No.**Res.** 2025 - _____**Moved by Councillor:** _____**Seconded by Councillor:** _____

That the proposed Zoning By-Law Amendment application by Tulloch Geomatics Inc. on behalf of FGA Trades Inc. – 2890 Highway 11 North be received and referred to the Community Services Committee for a Public Meeting.

Carried

☐

Carried as amended

☐

Lost

☐

Conflict_____

Endorsement of

Chair_____

Yeas _____

Nays_____

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

Signature of Clerk_____



**The Corporation of the
City of North Bay**

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

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

May 13, 2025

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

Attn: Steve McArthur

Mr. McArthur:

Re: Proposed Zoning By-law Amendment application by Tulloch Geomatics Inc. on
behalf of FGA Trades Inc. – 2890 Highway 11N

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

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

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

Sincerely,

Peter Carello, MCIP, RPP
Senior Planner, Current Operations

W:\PLAN\Planning\00 - Development & Planning Management\2890 Highway 11 N (050-067-14200)\ZBL
Amendments (D14)\ZBLA #974- Complete Application Letter – FGA Trades Inc.

Subject: Resignation of Cory Adams from the Municipal Accessibility Advisory Committee (MAAC)

File No.

Res. 2025 - _____

Moved by Councillor: _____

Seconded by Councillor: _____

That the resignation of Cory Adams from the Municipal Accessibility Advisory Committee be received and Mr. Adams be thanked for his 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 _____

North Bay, ON

June 3, 2025

Subject: Report from Peter Carello dated May 22, 2025 re Final Approval of Draft Plan of Subdivision – 0 Bunting Drive (Meadow Woods Subdivision)

File No.**Res.** 2025 - _____**Moved by Councillor:** _____**Seconded by Councillor:** _____

That:

1. Council grant Final Approval to Intrigo Holdings Limited for Phase 1 of the Plan of Subdivision of the Meadow Woods Subdivision (Bunting Drive – 20 Lots) – (City File No. 48T-87101);
2. the Mayor and City Clerk be authorized to sign the Subdivision Agreement with Intrigo Holdings Limited for Phase 1 of the Plan of Subdivision of the Meadow Woods Subdivision, in order to permit the creation of twenty (20) residential lots;
3. an execution by-law be brought forward for three (3) readings at the Regular Meeting of Council held on June 3, 2025.

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-2025-032

Date: May 22, 2025

Originator: Peter Carello – Senior Planner

Business Unit:

Community Services

Department:

Planning & Building Department

Subject: Final Approval of Draft Plan of Subdivision – 0 Bunting Drive – Meadow Woods Subdivision

Closed Session: yes ☐ no ☒

Recommendation

1. That City Council grants final approval to Intrigo Holdings Limited for Phase 1 of the Plan of Subdivision of the Meadow Woods Subdivision (Bunting Drive – 20 Lots) – City File No. 48T-87107) and
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with Intrigo Holdings Limited for Phase 1 of the Plan of Subdivision of the Meadow Woods Subdivision in order to permit the creation of twenty (20) residential lots.
3. An execution By-Law be brought forward for three (3) readings at the Regular Meeting of Council on June 3, 2025.

Background

Tulloch Geomatics Inc. on behalf of the property owner, Intrigo Holdings Limited, is seeking final approval of Phase 1 of the Meadow Woods Subdivision. This phase of development is comprised of twenty (20) residential lots.

The lands subject to the request are within the bounds of the lands that were given draft approval by City Council on September 19, 1988 and as revised by City Council in 2003, 2022 and 2024.

In 2022, the City and the property owner entered into a Pre-Servicing Agreement to allow the extension of infrastructure that will service the proposed lots.

Financial/Legal Implications

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 checked="" 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
- Facilitate the development of housing options to service the needs 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 original 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.

Option 2:

1. That City Council grants final approval to Intrigo Holdings Limited for Phase 1 of the Plan of Subdivision of the Meadow Woods Subdivision (Bunting Drive – 20 Lots) – City File No. 48T-87107) and
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with Intrigo Holdings Limited for Phase 1 of the Plan of Subdivision of the Meadow Woods Subdivision in order to permit the creation of twenty (20) residential lots.

Recommended Option

Option 2 is the recommended option

1. That City Council grants final approval to Intrigo Holdings Limited for Phase 1 of the Plan of Subdivision of the Meadow Woods Subdivision (Bunting Drive – 20 Lots) – City File No. 48T-87107) and
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with Intrigo Holdings Limited for Phase 1 of the Plan of Subdivision of the Meadow Woods Subdivision in order to permit the creation of twenty (20) residential lots.
3. An execution By-Law be brought forward for three (3) readings at the Regular Meeting of Council on June 3, 2025.

Respectfully submitted,

Name: Peter Carello, MCIP, RPP

Title: Senior Planner, Current Operations

I concur with this report and recommendation

Name: Beverley Hillier, MCIP, RPP

Title: Manager, Planning & Building Services

Name: Adam Lacombe, P.Eng.

Title: Senior Capital Program Engineer

Name: Ian Kilgour, MCIP, RPP

Title: Director, Community Services

Name: John Severino, P.Eng., MBA

Title: Chief Administrative Officer

Personnel designated for continuance:

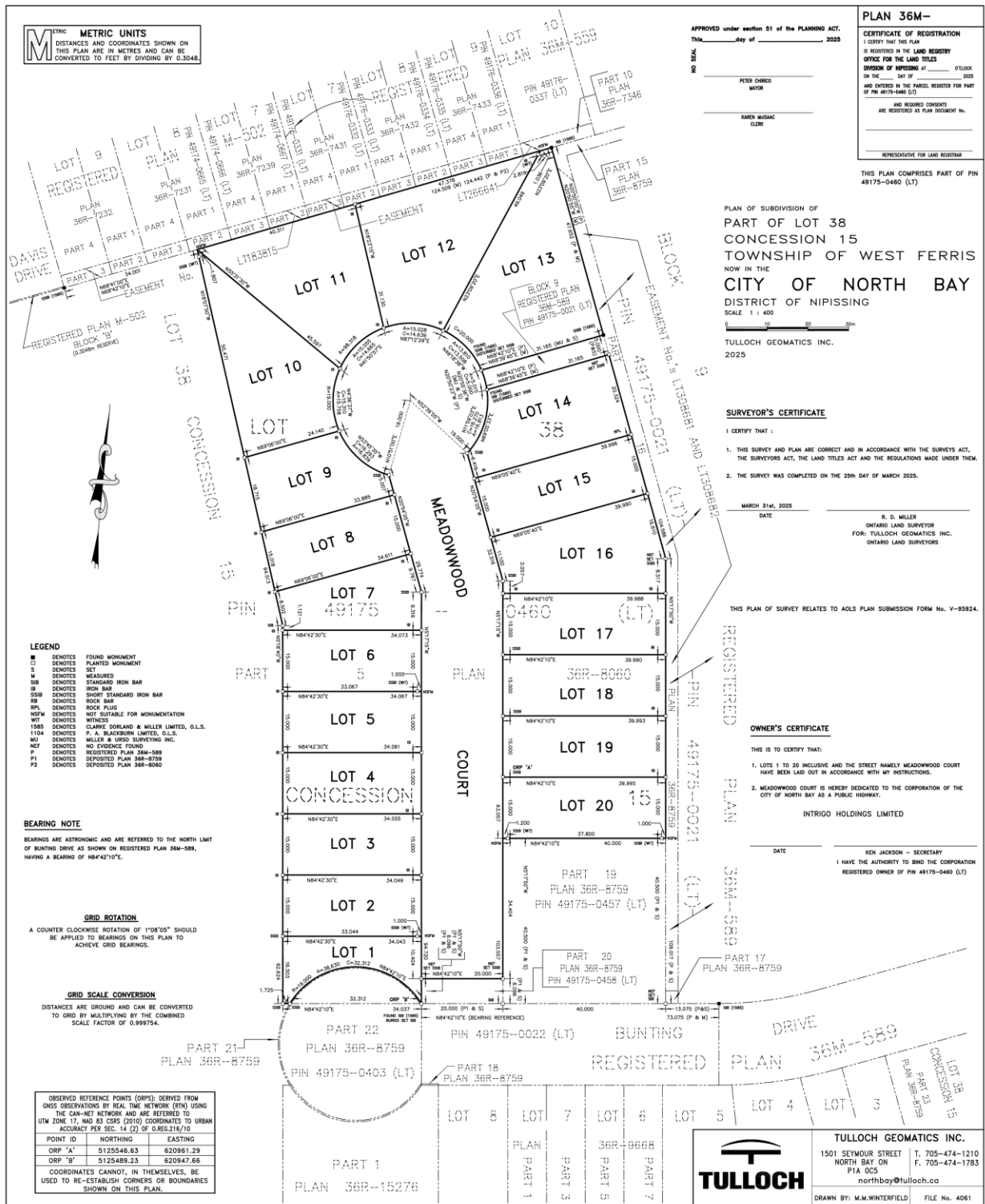
Name: Peter Carello, MCIP, RPP

Title: Senior Planner, Current Operations

Schedule A



Schedule B



6.4

North Bay, ON

June 3, 2025

Subject: Report from Peter Carello dated May 22, 2025 re Final Approval of Draft Plan of Subdivision – 4250 Widdifield Station Road

File No.**Res.** 2025 - _____**Moved by Councillor:** _____**Seconded by Councillor:** _____

That:

1. Council grant Final Approval to 2498643 Ontario Limited for Plan of Subdivision at 4250 Widdifield Station Road (4 Lots) – (City File No. 48T-24101);
2. the Mayor and City Clerk be authorized to sign the Subdivision Agreement with 2498643 Ontario Limited for the Plan of Subdivision at 4250 Widdifield Station Road, in order to permit the creation of four (4) residential lots; and
3. an execution by-law be brought forward for three (3) readings at the Regular Meeting of Council held on June 3, 2025.

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-2025-014

Date: May 22, 2025

Originator: Peter Carello, Senior Planner

Business Unit:

Community Services

Department:

Planning & Building Department

Subject: Final Approval – 4250 Widdifield Station Road

Closed Session: yes ☐ no ☒

Recommendation

1. That City Council grants final approval to 2498643 Ontario Limited for Plan of Subdivision at 4250 Widdifield Station Road (4 Lots – City File No. 48T-24101) and
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with 2498643 Ontario Limited for the Plan of Subdivision at 4250 Widdifield Station Road in order to permit the creation of four (4) residential lots.
3. An execution By-Law be brought forward for three (3) readings at the Regular Meeting of Council on June 3, 2025.

Background

Tulloch Geomatics Inc. on behalf of the property owner, 2498643 Ontario Limited, is seeking final approval of the four (4) lots located at 4250 Widdifield Station Road.

The lands subject to the request are within the bounds of the lands that were given draft approval by City Council on July 9, 2024. The applicant originally applied for a five (5) lot Plan of Subdivision, conditional upon the owners completing a Hydrogeological Report. The owners have declined to complete the study and as a result have applied for final approval of four (4) lots. The Owners have also agreed that a restriction on title will be applied to the retained lands to ensure no further lots are created unless the required studies are completed to support further lot creation.

Financial/Legal Implications

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 checked="" 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
- Facilitate the development of housing options to service the needs 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 original 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.

Option 2:

1. That City Council grants final approval to 2498643 Ontario Limited for Plan of Subdivision at 4250 Widdifield Station Road (4 Lots – City File No. 48T-24101) and
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with 2498643 Ontario Limited for the Plan of Subdivision at 4250 Widdifield Station Road in order to permit the creation of four (4) residential lots.

Recommended Option

Option 2 is the recommended option.

1. That City Council grants final approval to 2498643 Ontario Limited for Plan of Subdivision at 4250 Widdifield Station Road (4 Lots – City File No. 48T-24101) and
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with 2498643 Ontario Limited for the Plan of Subdivision at 4250 Widdifield Station Road in order to permit the creation of four (4) residential lots.
3. An execution By-Law be brought forward for three (3) readings at the Regular Meeting of Council on June 3, 2025.

Respectfully submitted,

Name: Peter Carello, MCIP, RPP

Title: Senior Planner, Current Operations

I concur with this report and recommendation

Name: Beverley Hillier, MCIP, RPP

Title: Manager, Planning & Building Services

Name: Alan Korell, P.Eng.

Title: City Engineer – Infrastructure and Operations

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

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Subject: Report from Sara Gage dated May 20, 2025 re 2024 Consolidated Financial Statements

File No.

Res. 2025 - _____

Moved by Councillor: _____

Seconded by Councillor: _____

That Report to Council CORP 2025-52 dated May 20, 2025 from Sara Gage regarding the City of North Bay 2024 Consolidated Financial Statements be received and referred to the June 17th, 2025 General Government Committee.

Carried

☐

Carried as amended

☐

Lost

☐

Conflict_____

Endorsement of

Chair_____

Yeas _____

Nays _____

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

Signature of Clerk_____

City of North Bay Report to Council

Report No: CORP-2025-052

Date: May 20, 2025

Originator: Sara Gage

Business Unit:

Corporate Services

Department:

Financial Services Department

Subject: 2024 Consolidated Financial Statements

Closed Session: yes ☐ no ☒

Recommendation

That Report to Council CORP 2025-052 regarding the City of North Bay 2024 Consolidated Financial Statements be received and referred to the June 17th General Government Committee.

Background

The City's Consolidated Financial Statements are prepared by management on an annual basis in accordance with Canadian Public Sector Accounting Standards. The Consolidated Financial Statements reflect the assets, liabilities, sources of funding and expenses of the City of North Bay, which includes the activities of all committees of Council and its boards, municipal enterprises, and utilities for which the City owns or controls. These boards, entities, and utilities include:

Consolidated Entities:

- North Bay Public Library Board
- North Bay Police Services Board
- Board of Management for the Downtown Improvement Area
- North Bay Hydro Holdings Limited
- North Bay Jack Garland Airport Corporation
- Invest North Bay Development Corporation

Municipal Business Enterprises:

- North Bay Hydro Distribution Limited
- North Bay Hydro Services Inc.

Section 296 (1) of the Municipal Act, 2001, requires municipalities to appoint an auditor licensed under the Public Accounting Act, 2004, who is

responsible for:

- (a) annually auditing the accounts and transactions of the municipality and its local boards and expressing an opinion on the Financial Statements of these bodies based on the audit; and
- (b) performing duties required by the municipality or local board.

Accordingly, the City's auditor, KPMG LLP, is responsible for expressing an opinion on the Consolidated Financial Statements in accordance with Canadian Generally Accepted Auditing Standards.

Financial/Legal Implications

This report is being presented to Council in order to refer the City's 2024 Consolidated Financial Statements to the June 17th Council meeting, so that KPMG LLP can present its audit findings to Council.

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

- Ensure that Council and staff have a shared perception and goals

Options Analysis

Management has drafted the City's 2024 Consolidated Financial Statements and the audit is currently being performed by KPMG LLP. Report to Council CORP 2025-052 is being referred to the General Government Committee to provide the City's Auditors with an opportunity to present their Audit Findings Report to Council in advance of Council's approval of the 2024 Consolidated Financial Statements.

A supplemental Report to Council will be provided for the June 17th Committee Meeting, which will include the draft Consolidated Financial Statements.

Recommended Option

That Report to Council CORP 2025-052 regarding the City of North Bay 2024 Consolidated Financial Statements be received and referred to the June 17th General Government Committee.

Respectfully submitted,

Name: Sara Gage, CPA

Title: Manager, Financial Services

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: Sara Gage, CPA
Title: Manager, Financial Services

Subject: Report from Karin Pratte dated May 20, 2025 re Holding Tank Rebate Program

File No.

Res. 2025 - _____

Moved by Councillor: _____

Seconded by Councillor: _____

That Council authorize staff to implement a Holding Tank Rebate Program, as set out in Report to Council IO 2025-08 dated May 20, 2025 from Karin Pratte.

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: IO-2025-008

Date: May 20, 2025

Originator: Karin Pratte

Business Unit:

Infrastructure and Operations

Department:

Waste Water Treatment Plant

Subject: Holding Tank Rebate Program

Closed Session: yes ☐ no ☒

Recommendation

That Council authorizes staff to implement a Holding Tank Rebate Program as set out in Report to Council IO-2025-008 dated May 20, 2025 from Karin Pratte.

Background

The Patton Street Septage Receiving Station in North Bay has been operational since 2013, accepting wastewater from both residential and non-residential septic and holding tanks. These include contributions from commercial and industrial facilities.

- **Septage** is partially treated wastewater removed from septic tanks. It typically contains high levels of grit, grease, and solids and is more concentrated than regular domestic sewage.
- **Holding tank waste**, by contrast, is collected in sealed, non-discharging tanks and often includes graywater, resulting in significantly lower concentrations of contaminants.

Wastewater disposal rates at the Patton Street facility are set based on the cost of collection and treatment. As of January 1, 2025, the disposal rate—applicable to both septage and holding tank waste—is \$19.75/m³, as established in Report IO-2024-002.

Given that holding tank waste is less concentrated and imposes lower demand on treatment infrastructure than septage, Environmental Services proposes a targeted rebate program to account for this discrepancy in waste

characteristics. The proposed rebate supports fairness and equity for these users.

Financial/Legal Implications

The proposed Holding Tank Rebate Program will provide financial relief to eligible property owners who utilize holding tanks for wastewater storage.

Key details include:

- **Fixed Facility Rate (2025):** \$19.75/m³ (unchanged for all users)
- **Proposed Rebate (2025):** \$15.90/m³ for approved holding tank users
- **Effective Net Cost (2025):** \$3.85/m³ (aligned with the average residential wastewater rate)

Eligibility Criteria:

To qualify, applicants must:

- Provide proof of ownership of the property containing the holding tank
- Present a valid invoice from a licensed waste hauler
- Demonstrate that the holding tank is approved by the North Bay Mattawa Conservation Authority (NBMCA)
- Confirm all property taxes are current

The rebate will be retroactive to January 1, 2025.

Consultation with the NBMCA —regulators of septic and holding tanks under 10,000L—has taken place, and they are supportive of the program. Staff will collaborate closely with the NBMCA to ensure effective implementation.

The Environmental Services Department conducted a review of septage and holding tank rates set by municipalities across Ontario (see Appendix A). The review demonstrated that the City's Septage Tank Rate is in 25th percentile or lower quartile of rates of comparable Ontario Municipalities surveyed. The City's Holding Tank Rate is below the 10th percentile of comparable Ontario Municipalities surveyed.

The program is not expected to significantly impact the wastewater division's operating budget; therefore, no budget amendments are proposed.

Corporate Strategic Plan

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

Specific Objectives

Protect, promote and enhance the environment in all aspects of the City's operations and plans

Provide smart, cost-effective services and programs to residents and businesses.

Options Analysis

Option 1:

That Council authorizes City staff to implement a Holding Tank Rebate Program as outlined in the Financial and Legal Implications above for 2025.

This is the recommended option.

Option 2:

That Council does not authorize City staff to implement a Holding Tank Rebate Program.

This is not recommended as holding tank waste has a lesser demand on the wastewater collection and treatment system.

Recommended Option

That Council authorizes City staff to implement a Holding Tank Rebate Program as set out in Report to Council IO-2025-008 dated May 20, 2025 from Karin Pratte.

Respectfully submitted,

Name: Karin Pratte, P.Eng.

Title: Senior Environment & Facilities Engineer

I concur with this report and recommendation

Name: Alan Korell, P.Eng.

Title: City Engineer – Infrastructure and Operations

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: Karin Pratte, P.Eng.

Title: Senior Environment & Facilities Engineer

Appendix A

Municipal Benchmarking 2025 Rates

Sorted by Septage Tank Rate

Location	Septage Tank Rate (\$/m3)	Holding Tank Rate (\$/m3)
City of Timmins	\$90.00*	\$90.00*
City of Orillia	\$34.45	\$34.45
Township of Ramara	\$29.83	\$29.83
City of Barrie	\$27.50	\$27.50
York Region	\$25.19	\$25.19
City of Kawartha Lakes	\$22.70	\$22.70
City of Kingston	\$21.56	\$21.56
Town of Collingwood	\$21.50	\$21.50
City of Sudbury	\$26.74	\$18.36
Haldimand County	\$16.88	\$16.88
Region of Niagara	\$15.62	\$15.62
Norfolk County	\$72.20	\$14.43
Oxford County	\$13.80	\$6.90
North Bay Proposed 2025	\$19.75	\$3.85
City of Ottawa	\$17.10	\$3.75

*Private facility

The Corporation of The City of North Bay

By-Law No. 2025-51

**Being a By-Law to Authorize the
Execution of a Subdivision Agreement
between The Corporation of the City of
North Bay and Intrigo Holdings Limited –
Meadow Wood Phase I**

Whereas the Subdivision Agreement with Intrigo Holdings Limited was approved by Resolution No. 2025-_____ passed by Council at its Regular Meeting held on Tuesday, June 3, 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 Intrigo Holdings Limited in relation to the Meadow Wood Phase I 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 Intrigo Holdings Limited to affix thereto the Corporate Seal.

Read a First Time in Open Council on the 3rd day of June, 2025.

Read a Second Time in Open Council on the 3rd day of June, 2025.

Read a Third Time in Open Council and Enacted and Passed on the 3rd day of June, 2025

Mayor Peter Chirico

City Clerk Karen McIsaac

The Corporation of The City of North Bay

By-Law No. 2025-52

**Being a By-Law to Authorize the
Execution of a Subdivision Agreement
between The Corporation of the City of
North Bay and 2498643 Ontario Limited –
4250 Widdifield Station Road**

Whereas the Subdivision Agreement with 2498643 Ontario Limited was approved by Resolution No. 2025-_____ passed by Council at its Regular Meeting held on Tuesday, June 3, 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 2498643 Ontario Limited in relation to the 4250 Widdifield Station Road 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 2498643 Ontario Limited to affix thereto the Corporate Seal.

Read a First Time in Open Council on the 3rd day of June, 2025.

Read a Second Time in Open Council on the 3rd day of June, 2025.

Read a Third Time in Open Council and Enacted and Passed on the 3rd day of June, 2025

Mayor Peter Chirico

City Clerk Karen McIsaac

The Corporation of The City of North Bay

**By-Law No. 2025-46
Being a By-Law to Confirm Proceedings
of the Regular Meeting of Council Held on
June 3rd, 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 June 3rd, 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 3rd day of June, 2025.

Read a Second Time in Open Council this 3rd day of June, 2025.

Read a Third Time in Open Council and Passed this 3rd day of June, 2025.