



**Special Committee Meeting  
AGENDA**

**Monday, August 11, 2025, 5:30 p.m.**

**Council Chambers**

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

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## Community Services Committee

**Chair:** Councillor Mallah

**Vice-Chair:** Councillor King

### Item(s) to be Addressed:

**CS 2025-08:** Report from Peter Carello dated July 25, 2025 re: Proposed Zoning By-Law Amendment application by Tulloch Engineering on behalf of 2628985 Ontario Inc. - 1650 Main St W

**CS 2025-07:** Report from Peter Carello dated July 23, 2025 re: Proposed Zoning By-Law Amendment application by Tulloch Engineering on behalf of property owners - 59, 61, 67, 71, 75, 7, 83, 87, 91 & 95 Kenreta Drive and Unaddressed Lot on Kenreta Drive

**CS 2025-05:** Report from Ian Kilgour and Melinda Fry dated June 5, 2025 re: 2025 Centennial Celebration and Budget Update

## General Government Committee

**Chair:** Councillor Horsfield

**Vice-Chair:** Councillor Inch

### Item(s) to be Addressed:

**GG 2025-07: Report from Laura Boissonneault dated June 1, 2025 re:  
2024 Report on Investment Activity**

## **Infrastructure and Operations Committee**

**Chair:** Councillor Mitchell

**Vice Chair:** Councillor Mayne

No Items to be Addressed.

## Matters Remaining on Various Committees

# CS 2025-08

## Draft Recommendation:

1. "That Council approve the proposed Zoning By-Law Amendment by Tulloch Engineering on behalf of the property owner, 2628985 Ontario Inc., to rezone the property from a "General Industrial (M2)" zone to an "Industrial-Commercial Special (MC Sp.)" zone for the property legally described in Appendix A to Report to Council No. CSBU 2025-044 dated July 25, 2025, from Peter Carello; and
2. That the subject property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended."

## **City of North Bay Report to Council**

Report No: CSBU-2025-044

Date: July 25, 2025

Originator: Peter Carello, Senior Planner

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Zoning By-Law Amendment Application – 1650 Main St W

Closed Session: yes ☐ no ☒

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### **Recommendation**

That:

1. Council approve the proposed Zoning By-Law Amendment by Tulloch Engineering on behalf of the property owner, 2628985 Ontario Inc., to rezone the property from a "General Industrial (M2)" zone to an "Industrial-Commercial Special (MC Sp.)" zone for the property legally described in Appendix A to Report to Council No. CSBU 2025-044 dated July 25, 2025, from Peter Carello; and
2. the subject property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended.

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### **Background**

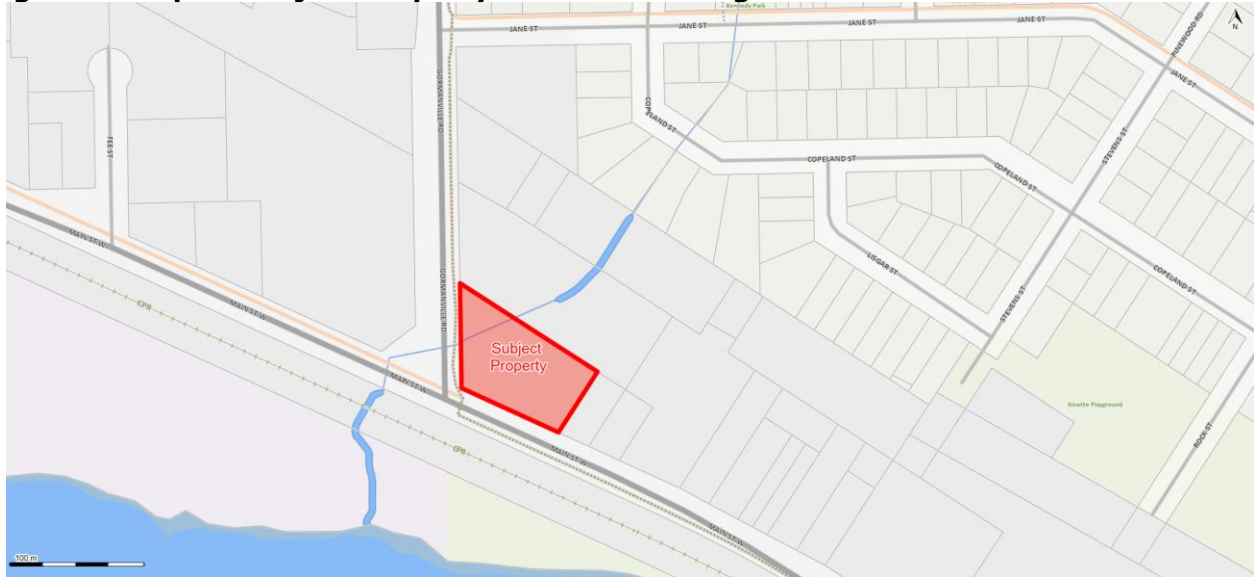
#### **Site Information**

**Legal Description:** See Appendix A

**Site Description:** The subject property is an existing lot of record on Main Street West. It is located at the intersection of Main Street West and Gormanville Road, as shown below and on attached Schedule A.

It is designated "General Industry" by the Official Plan and is zoned "General Industrial (M2)" under the City's Zoning By-law No. 2015-30.

**Figure 1: Map of Subject Property and Surrounding Area**



The property has an existing lot area of 0.41 hectares and frontage of 63.7 metres along Main Street West, as shown on attached Schedule B. The property is presently occupied with a building that was previously used as an office building. The property has enjoyed Legal Non-Conforming status as a professional office and the building was constructed in a manner conducive to this use.

### **Surrounding Land Uses:**

The area is largely comprised of industrial uses, particularly along Main Street West and Gormanville Road. Some examples of industrial uses in the area include an automobile service station, a wholesale distributor, machining facilities and a microbrewery.

A short distance to the north and to the northwest of the property is a large residential neighbourhood.

The former CP Rail line travels in an east-west direction a short distance to the north of the subject property. Some of these former rail lands have been developed, with other portions remaining vacant.

There are also legal non-conforming residential uses along Main Street West found amongst the industrial uses.

### **Proposal**

Tulloch Engineering on behalf of the property owner, 2628985 Ontario Inc., has submitted a Zoning By-law Amendment. The proposed Zoning By-law Amendment would rezone the property located at 1650 Main Street West from a "General Industrial (M2)" zone to an "Industrial Commercial Special (MC Sp.)" zone.

The Special Zone request would permit the following:



- Reduce the Minimum Front Yard Setback to 13m;
- Permit a “Wholesale Uses” as a permitted use; and
- Increase the amount of accessory commercial floor space that is directly associated with the main industrial use from 25% to 50%.

The purpose of the application is to allow the property to be used as a “Wholesale Use” and to increase the amount of floor space being uses as accessory commercial use.

## **Summary**

The proposed Zoning By-law Amendment application would rezone the property from a “General Industrial (M2)” zone to an “Industrial Commercial Special (MC Sp.)” zone. The purpose is to allow for wholesale uses and to increase the amount of commercial floor space from 25% to 50% on the subject lands.

The proposed rezoning would amend the list of permitted uses from those found in a “General Industrial (M2)” zone to those found in the “Industrial Commercial (MC)” zone. Uses in an M2 zone are largely more manufacturing or processing based than those uses found in an MC zone. The complete list of specific uses permitted in both the M2 and MC zone are found within the Zoning By-law section of this report.

The application would amend the list of uses allowable on the subject property to those uses permitted in an MC zone, as well as a wholesale use. The intent is to allow the property to be used as a wholesale use (and more specifically, a specialty food product distribution centre) with associated commercial floor space.

The existing building was built for and was previously used as an office. Considering this built form, repurposing the structure for more traditional industrial uses (i.e. manufacturing type activities) is challenging. For example, ceiling heights are lower than what would be typically expected for most industrial uses. As a result, it is my opinion that the proposed amendment from an M2 zone to an MC zone is appropriate.

The application is also requesting to recognize the property’s existing front yard setback of 13m. Staff have no objection to recognizing this setback.

The application was reviewed from the perspective of applicable policy documents, as outlined in further detail later in this report.

Both the Provincial Planning Statement and the City’s Official Plan contain policies encouraging economic development and job creation. The proposed Zoning By-law amendment would facilitate the conversion of the existing vacant building, resulting in the establishment of a new business. In this manner, the proposed Zoning By-law amendment is consistent with these provisions of the applicable policy documents.

It is my professional opinion that the proposed Zoning By-law Amendment is in conformity with the Official Plan and the Growth Plan for Northern Ontario (GPNO 2011) and the end use is consistent with the Provincial Planning Statement (PPS 2024).

## **Provincial Policy**

### **Growth Plan for Northern Ontario (GPNO 2011)**

The Growth Plan for Northern Ontario (GPNO 2011) was introduced on March 3rd, 2011. All Planning Applications must consider this Plan as part of the evaluation process. Section 3(5)(b) of the Planning Act requires that decisions made under the Planning Act need to conform to the Provincial Plan or shall not conflict with it, as the case may be.

The GPNO 2011 is broad in scope and is aimed at shaping development in Northern Ontario over the next 25 years. It outlines strategies that deal with economic development, education, community planning, transportation/infrastructure, environment, and Aboriginal peoples. This Plan is primarily an economic development tool that encourages growth in Northern Ontario. Specific Planning related policies, including regional economic planning, the identification of strategic core areas, and targets for intensification have not yet been defined by the Province or incorporated into the Official Plan.

Section 4 of the GPNO (Communities) deals with land use planning matters. This Section speaks to creating a vision for a community's future. The City of North Bay achieves this through the implementation of the Official Plan. As discussed in greater detail later in the report, it is my opinion the proposed development conforms with the City's Official Plan.

In my professional opinion, the proposed Zoning By-law Amendment conforms with the policies and direction provided by the Growth Plan for Northern Ontario (GPNO 2011).

### **Provincial Planning Statement (PPS 2024)**

The current Provincial Planning Statement was issued by the Provincial government came into effect on October 20, 2024. This proposal has been reviewed in the context of the Provincial Planning Statement (PPS 2024).

Excerpts of the Provincial Planning Statement (PPS 2024) applicable to this application are outlined below.

The new Provincial Planning Statement contains policies that support the development of the local economy and job creation. Section 2.8.1 (Employment – Supporting a Modern Economy) is as follows:

1. *Planning authorities shall promote economic development and competitiveness by:*

- a. providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- b. providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c. identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
- d. encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and*
- e. addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.*

The proposed development would change the list of permitted uses to allow for a new business to establish in a vacant industrial building. It would also result in expanded commercial floor space within an industrial operation. The commercial component would be directly affiliated with the industrial operation located on site.

The enlarged retail space would create economic activity within the commercial area, while also supporting the industrial operations found on site. In this manner, the proposed Zoning By-law amendment would support economic activity, as stated by Section 2.8.1 of the PPS 2024.

It is my professional opinion that the end use of the proposed Zoning By-law Amendment is consistent with the Provincial Planning Statement (PPS 2024).

### **Official Plan**

The property is currently designated "General Industry" in the City of North Bay's Official Plan.

The Official Plan contains policies related to Employment Areas. There are a number of objectives that the City is hoping to achieve through these policies. The following are excerpts from the Official Plan that Planning Services have determined to be most relevant to the application before City Council:

*2.2.2.1.4 Within the Settlement Area, sensitive land uses should be protected from employment lands through a gradient of industrial zones and permitted uses established through the Comprehensive Zoning By-law.*

*2.2.2.1.5 In general, the major uses of land in the General Industry*

*areas shall be all forms of manufacturing, processing of goods, data and materials, warehousing, storage, builders' yards, transportation and communication related facilities and public utilities.*

*2.2.2.1.8 The Comprehensive Zoning By-law that implements this Official Plan shall permit the establishment in General Industrial areas of those commercial uses that are directly associated with and integral to the principal industrial use on a particular property such as:*

- a) wholesale or retail outlets;*
- b) administrative offices;*
- c) showrooms or merchandising centres; and*
- d) group homes, where appropriate.*

With respect to the protection of sensitive land uses from industrial land uses the immediately abutting properties are industrial in nature. There are residential uses in the general area approximately 100m from the limits of the subject property. The proposed increase in commercial floor space is unlikely to have a negative effect on any sensitive land uses in the area and is more likely to be less intrusive than uses currently permitted in the existing M2 zone.

The applicant has stated that they intend to use the property for the wholesale distribution of food products. This primary industrial use is consistent with the uses identified by the Official Plan as being permitted within industrial lands.

The Official Plan makes allowances for secondary commercial uses within industrial areas. The proposed Zoning By-law amendment would increase the amount of floor space devoted to commercial area from 25% to 50%. While this could be seen as making the commercial use the primary function, it is my professional opinion that, considering the property's built form and previous use as an office, the proposed use is appropriate and a good adaptive reuse of the existing building.

It is my professional opinion that the proposed Zoning By-law Amendment is appropriate and conforms to the City of North Bay's Official Plan.

### **Zoning By-Law No. 2015-30**

The subject property is presently zoned "General Industrial (M2)". Permitted uses within the existing M2 zone are:

- Automobile Sales, Service, and Leasing Establishments;
- Automobile Service Station;
- Body Shop;
- Brewery, Micro;
- Brewery, Manufacturing;
- Builder's Supply Yard;
- Bulk Sales Establishment;
- Card Lock Gas Facility;
- Contractor's Yard;
- Courier Distribution Depot;

- Data Storage and Processing Firm;
- Distillery, Micro;
- Distillery, Manufacturing;
- Group Home Type 3;
- Industrial Equipment Sales, Service and Leasing Establishment;
- Industrial Class 1;
- Industrial Class 2;
- Laboratory;
- Pet Daycare Facility;
- Production Studio;
- Production Studio & Backlot;
- Recreational Facility;
- Recreational Vehicle Sales, Service, and Leasing Establishment;
- Recycling Centre;
- Self-Storage Use;
- Transportation Terminal;
- Warehouse;
- Waste Transfer Station; and
- Wholesale Uses

The proposed Zoning By-law Amendment would rezone the property to an "Industrial Commercial Special (MC Sp.)" zone. The proposed uses in a standard "Industrial Commercial (MC)" zone are:

- Automobile Sales, Service, and Leasing Establishments;
- Automobile Service Station;
- Body Shop;
- Brewery, Micro;
- Builder's Supply Yard;
- Convenience Store;
- Courier Distribution Depot;
- Day Nursery;
- Distillery, Micro;
- Exhibition Building;
- Farmer's Market;
- Financial Institution;
- Flea Market;
- Garden Centre;
- Gas Bar;
- Group Home Type 3;
- Industrial Equipment Sales, Service and Leasing Establishments;
- Home Improvement Centre;
- Hotel;
- Laboratory;
- Pet Daycare Facility;
- Production Studio;
- Recreational Facility;
- Recreational Vehicle Sales, Service, and Leasing Establishments;
- Restaurant; and
- Wholesale Uses.

In addition to the standard uses in an MC zone, the proposed Zoning By-law amendment would add "Wholesale Uses" to the list of permitted uses. It would also increase the amount of accessory commercial floor space that is directed associated with the main industrial use from 25% to 50%.

The proposed Zoning By-law amendment would also recognize the existing front yard setback of 13m.

The subject property is able to meet all other regulations of the Zoning By-law.

### **Correspondence**

This proposal was circulated to property owners within 120 metres (400 feet) of the subject lands, as well as to several municipal departments and

agencies that may have an interest in the application. In terms of correspondence received from these departments and agencies, the Planning Department received the following comments:

Of the agencies that provided comments, the Engineering Department, the Public Works Department and the Ministry of Transportation each offered no concerns or objections.

The Building Department offered no objections but did note that a Change of Use permit would be required from their office as part of the conversion.

The NBMCA noted that *"Based on NBMCA's mapping, John Coffman Creek is buried and flows underneath the subject lands. Where site alteration is proposed, pre-consultation with NBMCA staff is highly recommended as a Section 28 permit may be required...."* There is no site alteration work proposed at this time, as all work is occurring within the existing building. The applicant is aware of the requirement for a Section 28 permit, if site alteration works are required at any time in the future.

No other correspondence was received on this file.

A complete copy of this correspondence is attached to this Report as Appendix B.

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## **Financial/Legal Implications**

There are no financial or legal obligations to this City at this time

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### **Corporate Strategic Plan**

- |  |   |
|--|---|
| <input type="checkbox"/> Natural North and Near                | <input checked="" 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**

- Promote and support public and private sector investment
- Facilitate the development of housing options to service the entire community, with consideration to socio-economic characteristics of the community

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## **Options Analysis**

Option 1: That the proposed Zoning By-law Amendment by Tulloch Engineering on behalf of the property owner, 2628985 Ontario Inc., to rezone the property from a "General Industrial (M2)" zone to an "Industrial-Commercial Special (MC Sp.)" zone for the property legally described in Appendix A to Report to Council No. CSBU 2025-044 be approved; and

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

Option 2: That Council deny the requested Zoning By-law Amendment application.

This option is not recommended for the reasons outlined in this report.

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**Recommended Option**

That:

1. Council approve the proposed Zoning By-Law Amendment by Tulloch Engineering on behalf of the property owner, 2628985 Ontario Inc., to rezone the property from a "General Industrial (M2)" zone to an "Industrial-Commercial Special (MC Sp.)" zone for the property legally described in Appendix A to Report to Council No. CSBU 2025-044 dated July 25, 2025, from Peter Carello; and
2. the subject property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended.

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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 W:\PLAN\Planning\00 - Development & Planning Management\1650 Main St W (010-001-03200)\ZBL Amendments (D14)\ZBLA #976 - CSBU-2025-044 - Zoning By-law Amendment Application - 1650 Main St W - CSBU-2025-044

## **Appendix A**

### **PIN 49161-0314 (LT)**

BLK Z PL 53 Widdifield; PT LT 9 PL 53 Widdifield as in NB152573; S/T NB165615;  
North Bay ; District of Nipissing



## Appendix B – Correspondence

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### Engineering Dept

**Member:** Jonathan Kapitanchuk

**Status:** Approved

No concerns.

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### Building Services

**Member:** Carly Price

**Status:** Approved

If rezoning is approved, a change of use permit will be required for the former office area intended to be used as retail space. Structural evaluation of area will be required as part of the building permit to ensure existing floor system can support the proposed imposed loads of retail shelving and goods. Architect to evaluate occupant load and life safety. Mechanical and Electrical Engineers to evaluate existing building support systems (such as but not limited to HVAC, emergency lighting and exit signage, power supply), and provide design for any building improvements required to support the change of use. Building permit fee will be assigned at a rate of \$11.23 per \$1,000.00 value of construction, with a minimum fee of \$765.00 being applied. Please allow 20 business days for Code compliance reviews.

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### Public Works

**Member:** Scott Franks

**Status:** Approved

No concerns from a Roads and Traffic perspective.

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### Finance

**Member:** Lisa Beaulieu

**Status:** Approved

No comments or concerns.

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### Ministry of Transportation

**Member:** Gabriel Nimoh

**Status:** Approved

Hello, The Ministry of Transportation (MTO) has reviewed the zoning bylaw application at 1650 Main St W and have determined that the subject lands are not located within the MTO's permit control area; therefore, we have no comments to provide at this time. Don't hesitate to contact me if there are any questions or

concerns.  
Thank you,  
Gabriel

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## NBMCA

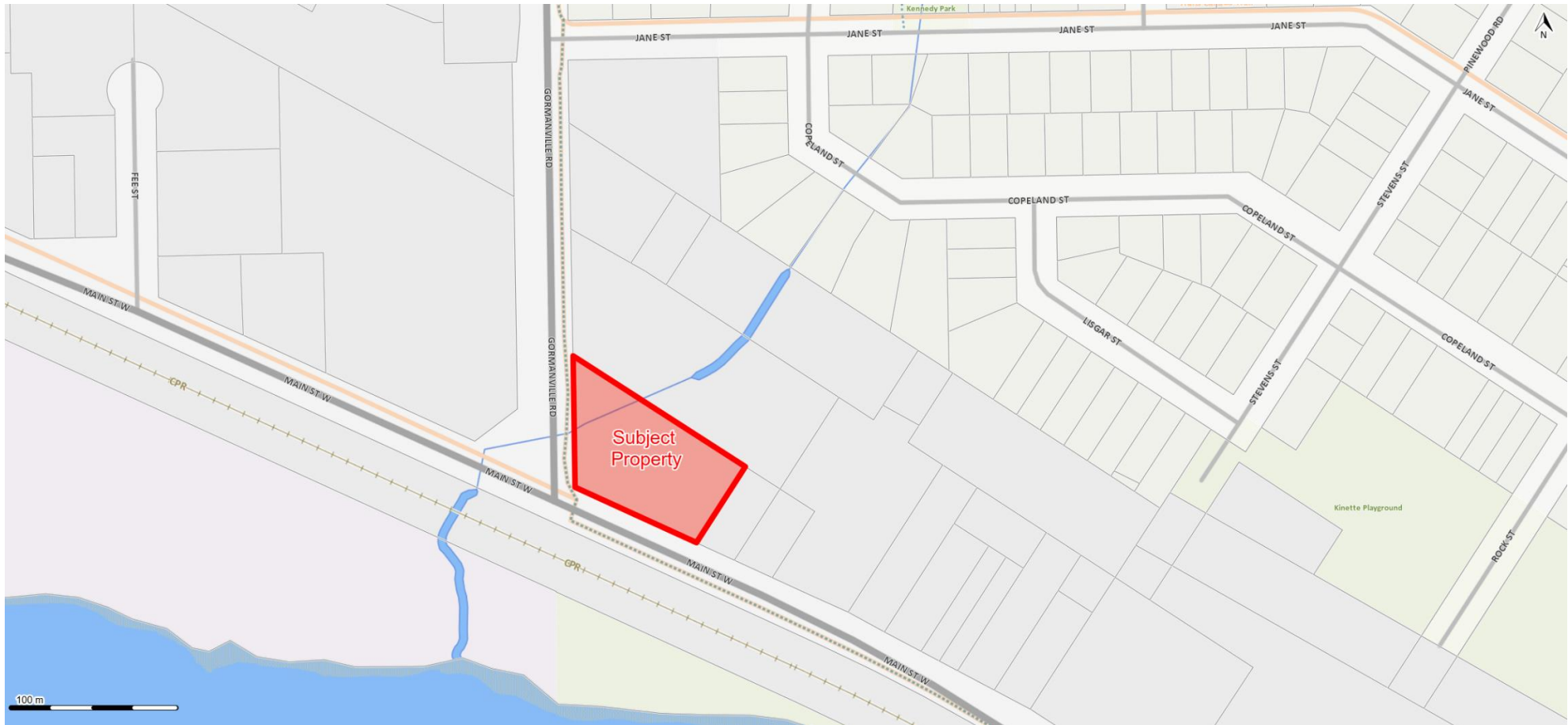
**Member:** Hannah Wolfram

**Status:** Approved

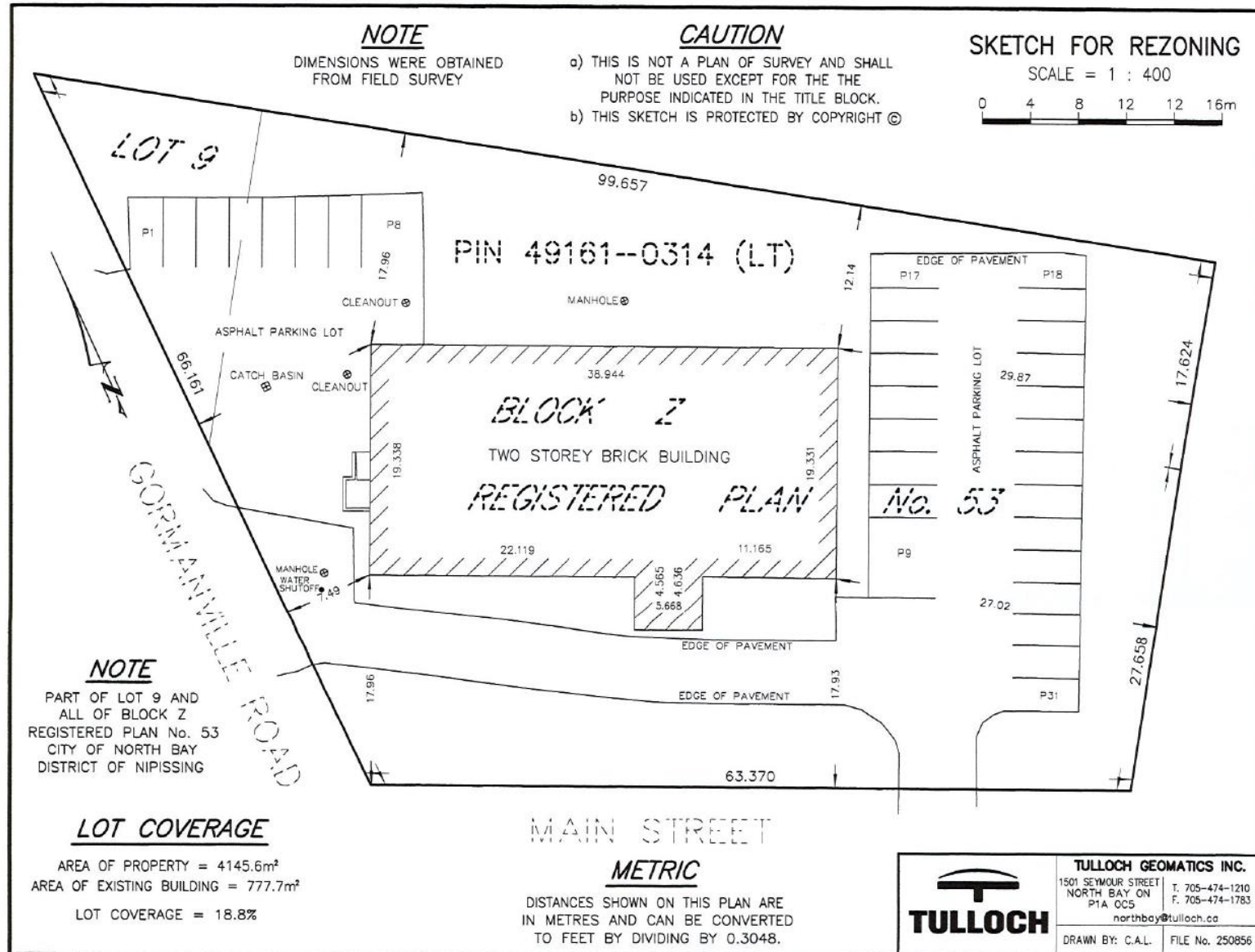
Based on NBMCA's mapping, John Coffman Creek is buried and flows underneath the subject lands. Where site alteration is proposed, pre-consultation with NBMCA staff is highly recommended as a Section 28 permit may be required. The subject lands are wholly located within an area of Highly Vulnerable Aquifers (HVA). Under the current Source Protection Plan (SPP), municipalities, implementing bodies, and landowners should have regard for policies within the plan. A copy of the SPP can be found here: <https://bit.ly/41mWDYG> . The Conservation Authority is satisfied that the application is consistent with the policies as set out in Section 5.2 of the PPS.

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## Schedule A



## Schedule B



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# CS 2025-07

## Draft Recommendation:

1. "That Council approve the proposed Zoning By-Law Amendment by Tulloch Engineering on behalf of property owners, George Flumerfelt, Girtrude Lang-Flumerfelt, Colin MacWhirter, Vanessa Herald, 2555897 Ontario Inc. and Laurentian Heights Limited for the property known as 59, 61, 67, 71, 75, 79, 83, 87, 91 and 95 Kenreta Drive and an Unaddressed lot on Kenreta Drive (Future Baxter Court) in the City of North Bay to rezone the properties legally described in Appendix A to Report to Council No. 2025-045 dated July 23, 2025 from Peter Carello from a "Residential First Density Special No. 53 (R1 Sp.53)" zone to a "Residential First Density (R1)" zone; and
2. That the subject properties be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended."

## City of North Bay Report to Council

Report No: CSBU-2025-045

Date: July 23, 2025

Originator: Peter Carello, Senior Planner – Current Operations

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Proposed Zoning By-Law Amendment application by Tulloch Engineering on behalf of the affected property owners, George Flumerfelt, Girtrude Lang-Flumerfelt, Colin MacWhirter, Vanessa Herald, 2555897 Ontario Inc. and Laurentian Heights Limited – 59, 61, 67, 71, 75, 79, 83, 87, 91 & 95 Kenreta Drive and Unaddressed lot on Kenreta Drive (Future Baxter Court)

Closed Session: yes ☐ no ☒

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### Recommendation

That:

1. Council approve the proposed Zoning By-Law Amendment by Tulloch Engineering on behalf of property owners, George Flumerfelt, Girtrude Lang-Flumerfelt, Colin MacWhirter, Vanessa Herald, 2555897 Ontario Inc. and Laurentian Heights Limited for the property known as 59, 61, 67, 71, 75, 79, 83, 87, 91 and 95 Kenreta Drive and an Unaddressed lot on Kenreta Drive (Future Baxter Court) in the City of North Bay to rezone the properties legally described in Appendix A to Report to Council No. 2025-045 dated July 23, 2025 from Peter Carello from a "Residential First Density Special No. 53 (R1 Sp.53)" zone to a "Residential First Density (R1)" zone; and
2. the subject properties be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended.

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### Background

### Site Information

**Legal Description:** See Appendix A

### **Site Description:**

The subject application pertains to a group of properties found within the



developing Laurentian Heights Subdivision. The total area of the lands subject to the requested Zoning By-law Amendment is approximately 2.5 hectares. The frontages of the lots subject to the requested application varies between 18m and 32.9m.

The properties are currently designated "Residential" by the City of North Bay's Official Plan. They are currently zoned "Residential First Density Special No. 53 (R1 Sp.53)" zone by the City of North Bay's Zoning By-law No. 2015-30.

The subject lands are either vacant or are in the process of being developed with low density residential uses.

**Figure 1: Satellite Imagery of Subject Properties and Surrounding Area**



### **Surrounding Land Uses:**

The area is predominantly comprised of low density residential units. This includes lands to the south, west and north of the subject lands.

Immediately to the east of the portion of property labelled as "Future Baxter Court" is the Laurentian Ski Hill property. This property is owned by the North Bay Mattawa Conservation Authority, which also have their offices located at this site. Also to the northeast of the subject lands is Vincent Massey school.

To the south of the subject lands is the North Bay Escarpment.

### **Proposal**

Tulloch Engineering on behalf of property owners, George Flumerfelt, Girtrude Lang-Flumerfelt, Colin MacWhirter, Vanessa Heraldo, 2555897 Ontario Inc. and Laurentian Heights Limited, has submitted a Zoning By-law Amendment. The proposed Zoning By-law Amendment would rezone the subject lands from a "Residential First Density Special No. 53 (R1 Sp.53)" zone to a "Residential First Density (R1)" zone.

The purpose of the application is to allow the properties in question to be developed with low density residential uses to a maximum height of two and a half storeys.

## **Summary**

The subject lands are a part of a larger Plan of Subdivision known as the Laurentian Heights subdivision. The Laurentian Heights subdivision was the subject of a Zoning By-law Amendment in 1997. This Zoning By-law Amendment was ultimately approved by the Ontario Land Tribunal (Decision No. PL990657). Through this Zoning By-law Amendment, a portion of land within the larger Laurentian Heights Subdivision was rezoned to a Residential First Density Special zone (now known as "Residential First Density Special No. 53 (R1 Sp.53)" zone), which limited the height of new dwellings to one (1) storey. The properties subject to the current Zoning By-law amendment are a part of this R1 Sp.53 zone. Adjacent properties to the south along Kenreta Drive and portions of the future Baxter court are also zoned "Residential First Density Special No. 53 (R1 Sp.53)" and are not part of this application.

The rationale of the height limitation of the R1 Sp.53 zone was related to the Escarpment Management Plan, which was completed in the mid-1990's. The Escarpment Management Plan identified both the core of the escarpment and an associated Escarpment Buffer Area. The core area was generally identified as areas between "220 metres above sea level ("masl") to 280 or 290 masl", with the buffer area extending 150 m.

In relation to the Laurentian Heights Subdivision, lands that were below 290 masl, that proposed to be developed as part of the original application, a special zone was applied to limit the height of the dwellings to one (1) storey.

This Escarpment Buffer Area was included in the City's Official Plan up until 2012. Through the City's new Official Plan (approved by the Ministry of Municipal Affairs and Housing in 2012), it was identified that the escarpment buffer area was to be determined based on the actual grade. The "Escarpment Buffer Area" is now defined as the area "extends 150 metres of linear measure northerly from the observed top of ridge." This change in Escarpment management policy was codified through the adoption of the Official Plan. With this change in escarpment management policy, it is appropriate to reconsider some of the lands included within the R1 Sp.53 zone that limits height to one storey.

The Laurentian Heights subdivision is now largely developed with roads, sewer and water. The subject properties fall within Phase 4 of the Laurentian Height Subdivision development and the future development of Baxter Court. The applicant has demonstrated that in relation to the developed lands to the north on Surrey Drive, a two or two and a half storey dwelling could be constructed without negatively impacting the views from those



properties on Surrey Drive.

Staff has reviewed the application from the perspective of applicable policy documents. As detailed throughout this report, the requested rezoning is consistent with these documents.

One item of correspondence was received from the public in response to the circulation of this application. The respondent expressed concerns that the increase in height would obstruct the views enjoyed by property owners on Surrey Drive. Through a site inspection, staff observed that lots on Surrey Drive are at a higher elevation than those lands subject to this rezoning application.

There were no objections expressed by any internal department or external agency that comments on Planning Act applications.

It is my professional opinion that the proposed Zoning By-law Amendment is in conformity with the Official Plan and the Growth Plan for Northern Ontario (GPNO 2011) and the end use is consistent with the Provincial Planning Statement (PPS 2024).

## **Provincial Planning**

### **Growth Plan for Northern Ontario (GPNO 2011)**

The Growth Plan for Northern Ontario (GPNO 2011) was introduced on March 3rd, 2011. All Planning Applications must consider this Plan as part of the evaluation process. Section 3(5)(b) of the Planning Act requires that decisions made under the Planning Act need to conform to the Provincial Plan or shall not conflict with it, as the case may be.

The GPNO 2011 is broad in scope and is aimed at shaping development in Northern Ontario over the next 25 years. It outlines strategies that deal with economic development, education, community planning, transportation/infrastructure, environment, and Aboriginal peoples. This Plan is primarily an economic development tool that encourages growth in Northern Ontario. Specific Planning related policies, including regional economic planning, the identification of strategic core areas, and targets for intensification have not yet been defined by the Province or incorporated into the Official Plan.

Section 4 of the GPNO (Communities) deals with land use planning matters. This Section speaks to creating a vision for a community's future. The City of North Bay achieves this through the implementation of the Official Plan. As discussed in greater detail later in the report, it is my opinion the proposed development conforms with the City's Official Plan.

In my professional opinion, the proposed Zoning By-law Amendment conforms with the policies and direction provided by the Growth Plan for

Northern Ontario (GPNO 2011).

## **Provincial Planning Statement (PPS 2024)**

The current Provincial Planning Statement issued by the Provincial government came into effect on May 1, 2020. This proposal has been reviewed in the context of the Provincial Planning Statement (PPS 2024).

The PPS 2024 directs municipalities to focus development within Settlement Areas. Section 2.3.1 (General Policies for Settlement Areas) provides the following policy:

- 1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.*
- 2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:
  - a) efficiently use land and resources;*
  - b) optimize existing and planned infrastructure and public service facilities;*
  - c) support active transportation;*
  - d) are transit-supportive, as appropriate; and*
  - e) are freight-supportive.**
- 3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*

The current zoning regulations only allows the subject properties to be developed with a one-storey residence. The proposed Zoning By-law Amendment would increase the permissible height to a maximum of two and a half storeys. This change will increase the demand for the subject lots, facilitating additional development.

It is my professional opinion that the end use of the proposed Zoning By-law Amendment is consistent with the Provincial Planning Statement (PPS 2024).

## **Official Plan**

The subject properties are currently designated "Residential" in the City of North Bay's Official Plan.

Similar to the PPS 2024, the City's Official Plan directs residential development and greater levels of density within the Settlement Area. Section 2.1 (Settlement Area Policies) outlines this general objective:

### *Section 2.1 (Settlement Area Policies)*

*It is the objective of this Plan to concentrate new growth and redevelopment within the Settlement Area and to develop new land for residential, employment area, commercial, park & open space and institutional uses.*

The proposed rezoning would facilitate the development of the subject lands, consistent with the above noted policy of the Official Plan.

While the subject lands are not identified as "Escarpment" within the Official Plan, they are within 150 metres of the Escarpment. This means that they are subject to the "Escarpment Buffer Area" policies of the Official Plan. Relevant policies from the Official Plan are cited below:

*4.7.3 There is an "Escarpment Buffer Area", which extends 150 metres of linear measure northerly from the observed top of ridge. Within the "Escarpment Buffer Area" are points of interest, such as old growth trees, ravines, vistas, and at least one large quartz outcrop which are shown on the appendices to this Plan. It is the intent of this Plan to protect these areas adjacent to the brow of the Escarpment as Park land through subdivision application and negotiation processes.*

*4.7.4 The "Escarpment Buffer Area" will be placed under Site Plan Control byway of a Site Plan Control By-law in order to regulate vegetation, building form, and colour of building materials so that structures are not easily seen from the City below.*

*4.7.5 Any lands developed within the "Escarpment Buffer Area" should be developed in a manner to maintain a natural, standing buffer of undisturbed mature trees and vegetation to visually screen the development and preserve the existing natural vistas and skylines of the escarpment, as seen below from the Escarpment. A qualified professional acceptable to the City of North Bay, should prepare a study to accompany any Planning Act application to address the development criteria listed below:*

*a) The cumulative impact of development will not have serious detrimental effects on the Escarpment or other downstream environments (e.g. water quality, vegetation, soil, wildlife, and landscape);*

*b) The site is not considered hazardous to life or property due to unstable soil conditions or possible flooding;*

*c) Development meets applicable provincial and municipal regulations including health and servicing requirements;*

*d) Any development permitted should have a low vertical profile*

*and be designed and located in such a manner as to preserve the natural, visual and cultural characteristics of the area;*

*e) Where development involves new roads, road improvements or service corridors, their designation and alignment should be in harmony with the Escarpment landscape;*

*f) Subdivisions, condominiums, consents to sever, minor variances, site plans, signs or other forms of development within the "Escarpment Buffer Area" should be in harmony with and maintain the existing character of the Escarpment landscape. Standing vegetation shall be preserved on an individual lot to the greatest extent possible. Replanting on site may be required in certain areas;*

*g) The crest or brow and toe of the slope shall be established by means of a site visit by the City staff, and these lines will be plotted on proposed development plans;*

*h) By way of a Zoning By-law Amendment a minimum development setback from the brow and toe of the Escarpment, and no disturbance of grades or vegetation below the brow and above the toe shall occur;*

*i) An engineering report shall be prepared by the applicant if the existing or future stability of the slope or ravine is in question;*

*j) A setback for other development will be established from each side of a stream, riverbed or wetland within the Escarpment Buffer Area necessary to maintain existing water quality. Concerns related to flooding, erosion and slope stability shall be evaluated by the North Bay-Mattawa Conservation Authority.*

The proposed Zoning By-law Amendment application is consistent with these "Escarpment Buffer Area" policies of the Official Plan.

Each of the individual lots will be subject to Site Plan Control Agreement. Site Plan Control will be utilized to manage the built form of the individual lots and vegetation.

The brow of the escarpment has previously been established by way of a site visit in this area and historically matches the approved boundaries of the subdivision. The subject lands are outside of the escarpment area, meaning that there will not be any disturbance of any of the vegetation, elevation or slope stability within the escarpment.

While the proposed Zoning By-law Amendment would increase the height of the dwellings within the subject lands, all the lots in questions are north of other residential lots that abut the escarpment. These adjacent lots would

serve as a visual screen for the proposed lots from the central part of the City. This will help maintain the “low vertical profile” contemplated by the Official Plan.

It is my professional opinion that the proposed Zoning By-law Amendment is appropriate and conforms to the City of North Bay’s Official Plan.

### **Zoning By-Law No. 2015-30**

The subject lands are presently zoned “Residential First Density Special No. 53 (R1 Sp.53)”. Permitted uses in the R1 Sp.53 zone are as follows:

- Single Detached Dwelling;
- Local Park and Playground
- Accessory Uses to the Above;
- Accessory home based business

The requested rezoning would amend the list of permitted uses to the following:

- Single Detached Dwelling;
- Additional Residential Urban Dwelling Unit;
- Group Home Type 1;
- Bed and Breakfast (as an Accessory Use only);
- Home Based Business (as an Accessory Use only);
- Parks and Playgrounds;
- Day Nursery (as an Accessory Use associated with an Institutional or Public Building only);
- Institutional Uses; and
- Principal Dwelling Unit Short-Term Rental.

The list uses within an R1 zone is more expansive in 2025 than the list of uses that was approved as part of the initial rezoning application. However, in staff’s opinion, all those uses in a standard R1 zone are compatible with low density residential neighbourhoods.

The R1 Sp. 53 zone limits the height of buildings to one storey. This limitation would be removed by the proposed rezoning.

Two of the properties (79 and 87 Kenreta Avenue) were approved for a minor variance (file A-05-25) in April 2025 to permit the construction of a two-storey dwelling with a maximum height of 30 feet.

The subject lands are able to meet all other regulations of the Zoning By-law.

### **Correspondence**

This proposal was circulated to property owners within 120 metres (400 feet) of the subject lands, as well as to several municipal departments and

agencies that may have an interest in the application. In terms of correspondence received from these departments and agencies, the Planning Department received the following comments:

Of the agencies that provided comments, the Engineering Department, Building Department, Public Works Department and the Ministry of Transportation each offered no concerns or objections.

One item of correspondence was received from a property owner on Surrey Drive. This individual expressed concern that allowing the homes in the subject lands to develop with two and a half storeys would negatively impact their view.

The applicant has demonstrated that in relation to the developed lands to the north on Surrey Drive, a two or two and a half storey dwelling could be constructed without negatively impacting the views from those properties on Surrey Drive. In addition, the City's Zoning By-law does not define a storey in terms of a numerical number at this time. As a result, a one storey dwelling could be constructed that would have the same height and massing of larger two or two and a half storey dwelling.

Staff would note that the subject properties along Kenreta Drive are lower than the homes on Surrey Drive. In my opinion, the increase in height will not have a significant effect on the views of Surrey Drive properties.

No other correspondence was received on this file.

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### **Financial/Legal Implications**

None at this time.

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### **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**

- 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.

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### **Options Analysis**

Option 1: To approve the proposed Zoning By-law Amendment application as follows:

1. That the proposed Zoning By-law Amendment by Tulloch Engineering on behalf of property owners, George Flumerfelt,

Girtrude Lang-Flumerfelt, Colin MacWhirter, Vanessa Herald, 2555897 Ontario Inc. and Laurentian Heights Limited – 59, 61, 67, 71, 75, 79, 83, 87, 91 & 95 Kenreta Drive and Unaddressed lot on Kenreta Drive (Future Baxter Court) in the City of North Bay to rezone the properties legally described in Appendix A to Report to Council No. 2025-045 from a “Residential First Density Special No. 53 (R1 Sp.53)” zone to a standard “Residential First Density (R1)” zone be approved; and

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

Option 2: That Council deny the proposed Zoning By-law Amendment application.

This option is not recommended for the reasons outlined in this report.

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### **Recommended Option**

That:

1. Council approve the proposed Zoning By-Law Amendment by Tulloch Engineering on behalf of property owners, George Flumerfelt, Girtrude Lang-Flumerfelt, Colin MacWhirter, Vanessa Herald, 2555897 Ontario Inc. and Laurentian Heights Limited for the property known as 59, 61, 67, 71, 75, 79, 83, 87, 91 and 95 Kenreta Drive and an Unaddressed lot on Kenreta Drive (Future Baxter Court) in the City of North Bay to rezone the properties legally described in Appendix A to Report to Council No. 2025-045 dated July 23, 2025 from Peter Carello from a “Residential First Density Special No. 53 (R1 Sp.53)” zone to a “Residential First Density (R1)” zone; and
2. the subject properties be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended

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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 \ CSBU 2025-045 –  
ZBLA File #975 – Zoning By-law Amendment –Kenreta Drive



## **Appendix A**

### **PIN 49133-0903 (LT)**

Lot 18, Plan 36M715; Subject to an Easement in Gross Over Part 9 36R14777 as in BS211261; City of North Bay;

### **PIN 49133-0904 (LT)**

Lot 19, Plan 36M715; Subject to an Easement in Gross over Part 10 36R14777 as in BS211261; City of North Bay

### **PIN 49133-0931 (LT)**

Lot 10, Plan 36M722; City of North Bay

### **PIN 49133-0932 (LT)**

Lot 11, Plan 36M722; City of North Bay

### **PIN 49133-0933 (LT)**

Lot 12, Plan 36M722; City of North Bay

### **PIN 49133-0934 (LT)**

Lot 13, Plan 36M722; City of North Bay

### **PIN 49133-0935 (LT)**

Lot 14, Plan 36M722; City of North Bay

### **PIN 49133-0936 (LT)**

Lot 15, Plan 36M722; City of North Bay

### **PIN 49133-0937 (LT)**

Lot 16, Plan 36M722; City of North Bay

### **PIN 49133-0938 (LT)**

Lot 17, Plan 36M722; City of North Bay

### **PIN 49133-0947 (LT)**

Part South Half LOT 18 Concession B Widdifield; Subject to an Easement in Gross as in BS141848; Subject to an Easement as in LT71031; Subject to an Easement as in LT75726; Subject to an Easement Over Part 8, 36R-15242 as in BS237692; City of North Bay

## Appendix B – Correspondence

### Internal correspondence

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#### Engineering Dept

**Member:** Jonathan Kapitanchuk

**Status:** Approved

No concerns.

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#### Building Services

**Member:** Carly Price

**Status:** Approved

No concerns from Building Services.

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#### Public Works

**Member:** Scott Franks

**Status:** Approved

No concerns.

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#### Finance

**Member:** Lisa Beaulieu

**Status:** Approved

No comments or concerns.

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#### Ministry of Transportation

**Member:** Gabriel Nimoh

**Status:** Approved

Hello,

The Ministry of Transportation (MTO) has reviewed the zoning bylaw application at 59 Kenreta Dr and have determined that the subject lands are not located within the MTO's permit control area; therefore, we have no comments to provide at this time.

Don't hesitate to contact me if there are any questions or concerns.

Thank you,

Gabriel

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**NBMCA****Member:** Hannah Wolfram**Status:** Approved

No concerns.

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**External correspondence**

On Mon, Jun 2, 2025 at 6:31 PM L <[REDACTED]@[REDACTED].[REDACTED]> wrote:  
Hi Sasha,

In confidence, I received a letter in the mail today regarding the zoning of lots 59, 61, 67..etc and 95 Kenreta Dr and an unaddressed lot on Kenreta Drive (Future Baxter Court). The application is to allow the property to be developed with low density residential use to a maximum height of two and half storeys.

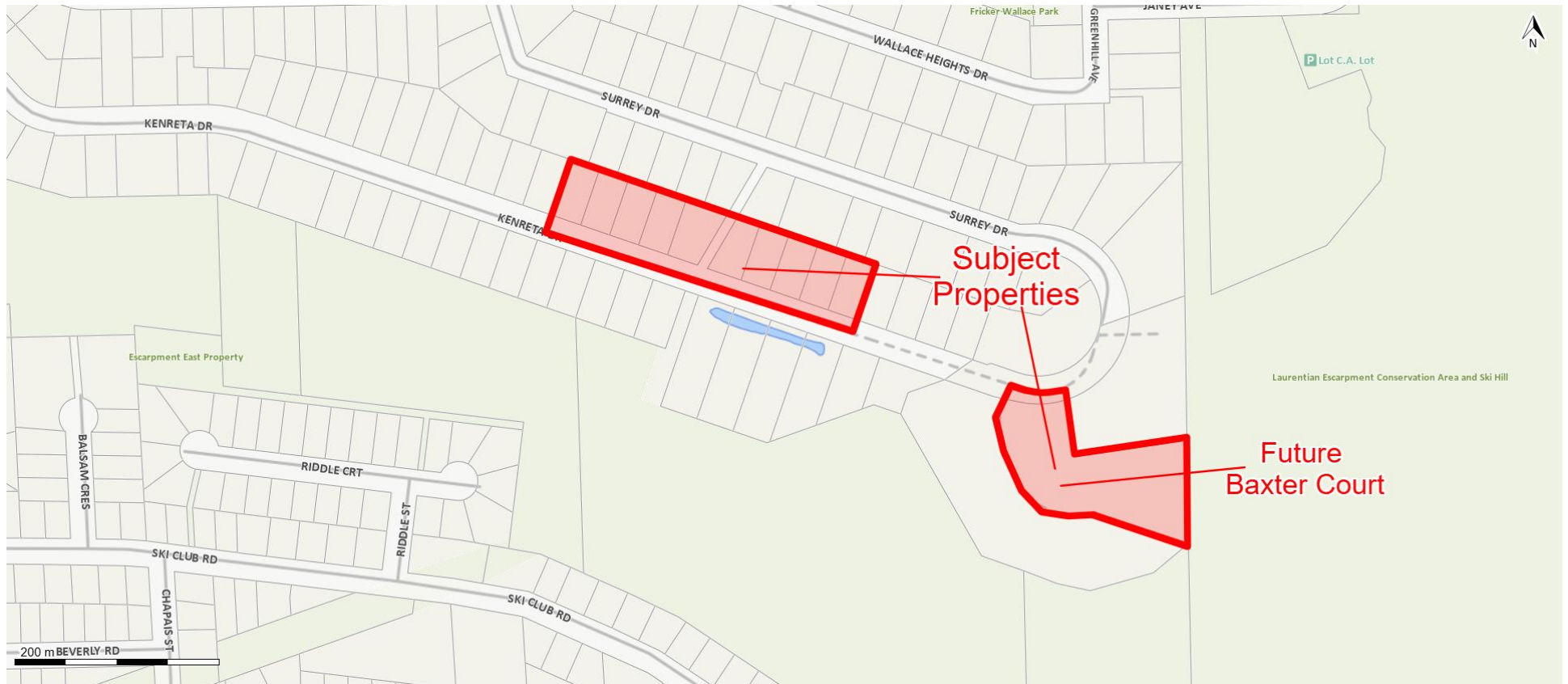
I'm writing to formally express my strong opposition to the proposed height allowance of a two and half storey building. These structures would significantly obstruct the views of many long-standing residents on Surrey Drive — views that were a major factor in our decisions to build or purchase homes in this area.

I respectfully ask that the Planning Committee deny this request in order to preserve the unique character, view, and overall integrity of Surrey Drive.

Thank you for your time and thoughtful consideration.

Sincerely,  
Ms. Edwards  
453 Surrey Drive

## Schedule A



# **CS 2025-05**

Draft Recommendation:

"That Council receive Report to Council CSBU-2025-037 from Ian Kilgour and Melinda Fry dated June 5, 2025 re: 2025 Centennial Celebration and Budget Update for information purposes."

## **City of North Bay Report to Council**

Report No: CSBU-2025-037

Date: June 5, 2025

Originator: Ian Kilgour, Melinda Fry

Business Unit:

Community Services

Department:

Community Development and Growth

Subject: 2025 Centennial Celebration and Budget Update

Closed Session: yes ☐ no ☒

---

### **Recommendation**

That Council receive Report to Council No. CSBU-2025-037 dated June 5, 2025, by Ian Kilgour and Melinda Fry for information purposes.

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### **Background**

#### **Summary**

This report provides an update on the City's Centennial budget and outlines how the approved \$915,000 in funding is being allocated across City-led initiatives, community-driven events, and community legacy projects. As we celebrate North Bay's 100th anniversary in 2025, we are pleased to share that Centennial funds are being effectively and responsibly invested to support a full year of inclusive, collaborative, and impactful celebrations that reflect the spirit and diversity of our community.

#### **Community-Centered Approach**

North Bay's 100th Celebration was intentionally designed as a year-long, City-wide event involving dozens of community groups, organizations and residents. Recognizing the importance of community leadership, Council supported the formation of the Community Centennial Committee in 2024. This volunteer committee represents a diverse range of community stakeholders. Their role has been instrumental in guiding the design and development for the delivery of events and legacy projects that are both celebratory and impactful.

To ensure broad community interest and successful implementation, a budget for the Centennial Celebrations was developed. The budget, with current and projected expenditures and revenue is provided in Appendix A. Two (2) community engagement funding programs were launched. The Centennial Legacy Projects Fund and the Centennial Event Hosting Fund. With these community funding programs in place, the Centennial Celebrations Committee envisioned a full year of centennial events that would bring the community together to celebrate this milestone.

## **Centennial Budget Overview**

*See Appendix A – Centennial Celebration Summary*

### **1. Administration & Promotion**

- **Staffing and Coordination**

Primary support for the administration of Centennial grants, liaise with community organizations, internal planning and implementation.

- **Promotions and Communications**

Marketing and outreach to raise awareness of Centennial events and encourage participation.

### **2. City-Led Programming**

- **Enhanced Annual Municipal Events**

- Families First – New Year’s Eve (2024)
- Canada Day
- Santa Clause Parade
- North Bay Summer Concert Series
- Hot Summer Nights Concerts (Civic Long Weekend)
- North Bay Summer Concert Series
- Families First- New Year’s Eve (2025)

- **New Centennial Events in 2025:**

- Four Drone Shows (June 6, July 18, August 3, August 29)
- Homecoming (Civic Long Weekend)
- Centennial-themed Free Public Skates
- Time Capsule Ceremony
- March Break Free Youth Activities
- Special Centennial Battalion Hockey Game

### 3. Community Centennial Legacy Projects

The Centennial Legacy Projects Fund was created to support community groups, organizations, and residents to create commemorative projects that reflect the story and spirit of North Bay over the last 100 years. The projects are intended to leave a legacy that future generations can enjoy.

*See Appendix A for a list of Centennial Legacy Projects that have been completed or are currently underway.*

### 4. Community Centennial Events

The Centennial Event Hosting Program fund supports community groups and organizations to incorporate Centennial-themed elements into their existing events or create new programming for 2025. This fund helps ensure that celebrations are City-wide and reflect the diversity of our community.

To date, more than 30 community organizations have received support through this fund.

*See Appendix A for a full list of participating organizations.*

### **Community Impact**

All Centennial Celebration events are free and open to the public, aiming to provide high-quality, accessible experiences throughout the Centennial year. The community's response has been overwhelmingly positive, with strong engagement from a diverse cross-section of residents, organizations, and community groups as highlighted in the attached news articles (see *Appendix B*). We are grateful for this enthusiasm and proud to celebrate together.

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### **Financial/Legal Implications**

All activities outlined in this report are being funded within the previously approved Centennial budget. No additional financial commitments are required at this time. Expenditures are being managed in accordance with the City's financial policies and procedures to ensure transparency, accountability, and compliance.

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### **Corporate Strategic Plan**

- |   |   |
|---|---|
| <input checked="" 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 checked="" type="checkbox"/> Responsible and Responsive Government |   |



The 2025 Centennial Celebration initiative includes items that meet all five (5) of the City's Strategic Priorities, including the following Strategic Plan's specific objectives:

### **Specific Objectives**

- Celebrate North Bay's proud history and heritage.
- Foster the creation of a community with a positive environment that instills pride and confidence and supports a resilient diversified and inclusive economy.
- Attract investment by better telling the North Bay story regionally and across Ontario.
- Provide smart, cost-effective services and programs to residents and businesses.
- Support and promote community and special events.
- Promote and encourage arts and culture as a cornerstone of a dynamic community
- Ensure that Council and staff have a shared perception and goals

---

### **Options Analysis**

#### Option 1:

That Council receive Report to Council No. CSBU-2025-037 dated June 5, 2025, by Ian Kilgour and Melinda Fry for information purposes.

This is the recommended option.

#### Option 2:

That Council not receive Report to Council No. CSBU-2025-037 dated June 5, 2025, by Ian Kilgour and Melinda Fry for information purposes.

This is not the recommended option.

---

### **Recommended Option**

That Council receive Report to Council No. CSBU-2025-037 dated June 5, 2025, Ian Kilgour and Melinda Fry for information purposes.

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Respectfully submitted,

Name: Ian Kilgour, MCIP, RPP

Title: Director, Community Services

Name: Melinda Fry

Title: Manager, Sports & Events

**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: Melinda Fry

Title: Manager, Sports & Events

Centennial Celebration Summary		Approved BUDGET	COMMITTED	ACTUALS TO DATE		
As of June 4, 2025	Total	Total *	2,025	2024	Total **	
RESERVES ***	(915,000)	(745,042)	(60,981)	(92,489)	(153,469)	
SPONSORSHIP/GRANTS		(85,800)	(48,300)	-	(48,300)	
OTHER SALES/REVENUES		(990)	(184)	(805)	(990)	
Total Revenues	(915,000)	(831,832)	(109,465)	(93,294)	(202,759)	
ADMINISTRATION & PROMOTION	200,771	235,332	49,737	85,873	135,610	
1001 - REGULAR SALARIES		118,186	25,307	49,151	74,458	
1801 - FRINGE BENEFITS-FULLTIME		58,211	10,273	19,328	29,602	
2682 - PROMOTIONAL SUPPLIES		3,000	3,829	2,537	6,366	
2699 - MISC GENERAL SUPPLIES			54	6	60	
3055 - MEETING COSTS		3,000	361	590	951	
3080 - ADVERTISING & PROMOTION (banners, artist fees, branded give-a-ways, radio, flags, podcasts, etc.)		52,935	9,913	14,261	24,173	
CITY ENHANCED EVENTS	25,600	50,600	-	7,421	7,421	
Canada Day, Families First, Santa Parade, Fireworks		25,600				
Hot Summer Nights Music		25,000				
NEW CONCERTS/DRONE SHOWS/HOMECOMING/OTHER	388,629	245,900	4,762	-	4,762	
4 Drone Shows		120,000				
Concerts		52,000				
Homecoming		20,000				
North Bay Birthday Celebrations		5,000				
Battalion Game - Themed		4,000				
Prizes for Centennial Challenges		3,000				
March Break Activities		4,000	2,304			
2025 Time Capsule/Birthday Event		5,000	917			
Public Skates x 4		1,000	1,217			
Park Overtime		6,000				
Equipment Rentals		4,000				
Portable Toilets		6,000				
Tenting		4,000				
Flag Raising		-	325			
Available Funding for New Events		11,900				
CENTENNIAL EVENT HOSTING FUND (One-time)	200,000	200,000	43,790	-	43,790	
Les Compagnons - Anniversary Edition		20,000				
NBDMC - Welcome to North Bay 2025		20,000	10,000			
North Bay Museum - Centennial Exhibition and Concert Series		20,000	5,000			
Davedi Club - 100 Year Celebration		10,000	10,000			
Aviation Day Planning Committee - North Bay Aviation Day		10,000	2,500			
Capitol Centre - 100 Years of Art and Film		5,000				
CIM Northern Gateway Branch - Remembering the Past		5,000	1,250			
Gateway Theatre Guild - Moments in North Bay's History		5,000				
North Bay Curling & Athletic Corporation - Granite Club 75th		5,000				
North Bay Sports Hall of Fame - 100th Anniversary of Sport in North Bay		5,000				
Near North Mobile Media Lab - Ice Follies		5,000	5,000			
Knights of Columbus 1007 - OPP Golden Helmets		5,000				
Jack Garland Airport - Aviation Week		5,000				
Voyageur Aviation Corp. - Aviation Day North Bay		5,000	1,250			
Near North Mobile Media Lab - 10th Annual North Bay Film Festival		5,000				
North Bay Pride - North Bay Pride 2025		5,000				
YMCA of Northeastern Ontario - YMCA Centennial Pool Party		5,000	5,000			
Community Event - The Great Community Yard Sale & Children's Market		5,000	1,250			
Kiwanis Club of Nipissing - Kiwanis North Bay Triathlon		5,000				
NNPCN - Butterfly Release		4,500				
NBRHC - 19th Annual Our Hospital Walk/Run		3,000				
CanAfric Theatre - Under the Baobob Tree		2,160	540			
Laporte's Nursery - 75th Celebration Event		2,000	2,000			
Dionne Quints Heritage Board Inc. - Dionne Quints Miracle		2,000				
Science North - North Bay Science Festival		2,000				
Congregation of Sons of Jacob Synagogue - 100th Anniversary		2,000				
599 West Ferris Legion - Thanksgiving Feast		2,000				
Community Event Summer Staff Alumni - Summer Staff Reunion		2,000				
Clean Green Beautiful North Bay - Centennial Celebration Festival		5,000				
North bay Plein Air Festival		1,450				
Crime Stoppers		3,000				
Pickleball		5,000				
Sunrise Ceremony		2,500				
Available Event Funding		11,390				
CENTENNIAL LEGACY FUND (On-going Benefits)	100,000	100,000	11,176	-	11,176	
North Bay's Musical Roots		5,000	2,500			
Local Knowledge Library		1,895	948			
VisaVie North Bay in Deed and Tale - Book		5,558	2,779			
"Jay Saves the Bay" Children's Book Project #1&2		5,632	4,949			
100 Years Legacy Mural		9,000				
Heritage and Tourism Map		10,000				
Available Legacy Funding		62,915				
Total Expenses	915,000	831,832	109,465	93,294	202,759	
(Surplus) / Deficit	-	-	-	-		

NOTES:

- \* Estimated committed to spend by the end of the project
- \*\* Actuals represents paid expenses to date June 4th, 2025
- \*\*\* Transfer from Reserve will be done at end of year



# MEDIA COVERAGE

## North Bay Centennial Celebration

### Radio Media – My North Bay Now

- [100 Days of North Bay – My North Bay Now \(106.3 Jet FM\)](#)  
100 stories. 100 days celebrating 100 years of North Bay. This Centennial-themed radio series highlights community milestones, history, and cultural moments over the past century. It includes audio clips from the Heritage Diary podcasts with Peter Handley, *Ongoing series*

### News Media - North Bay Nugget

- [North Bay celebrates the mining industry and their 100 year-long partnership](#)  
It was day one of the two-day community celebration of '100 Years of Mining in North Bay'.  
*Published May 30, 2025*
- [Centennial concert and drone show to light up the North Bay Waterfront](#)  
North Bay's 100th birthday will be celebrated with four concerts beginning next Friday (June 6th) at 6 p.m. at North Bay's Waterfront  
*Published May 29, 2025*
- [North Bay has become the envy of Northern Ontario – Chirico](#)  
Three maple trees planted outside city hall marking the city's 100th anniversary  
*Published May 29, 2025*
- [North Bay's Summer Concert Series lineup unveiled](#)  
Because of the city's 100th anniversary the number of shows for the summer concert series has been expanded  
*Published May 22, 2025*
- [Armed Forces Day promises to be a dazzling day on the ground and in the air](#)  
June 4 will be a busy, noisy day at the North Bay Waterfront as Armed Forces Day will be on the agenda  
*Published May 20, 2025*
- [Community-wide garage sale in North Bay Saturday](#)  
There will be a children's market in Lee Park  
*Published May 20, 2025*
- [OPP Golden Helmets Motorcycle Precision Team coming to North Bay](#)  
The performance is part of the Knights of Columbus anniversary celebrations  
*Published May 14, 2025*

- [\*\*North Bay lifeguards, swim instructors returning to where it all began\*\*](#)  
Reunion planned for former North Bay beach and playground staff  
*Published May 14, 2025*
- [\*\*North Bay Aviation Expo touches ground in June\*\*](#)  
The day includes a tour of many diverse aviation related industries located on Airport Hill and includes a Drive-In movie to end the festivities  
*Published May 10, 2025*
- [\*\*North Bay Pipes & Drums celebrate 100 years with concert, book launch\*\*](#)  
The North Bay Pipes and Drums were celebrated in book form and musically at the North Bay Museum on Thursday night  
*Published May 02, 2025*
- [\*\*Celebration marks North Bay Museum, North Bay Pipes & Drums 100th\*\*](#)  
The North Bay Museum and North Bay Pipes & Drums hosting book launch and concert, on Thursday  
*Published Apr 29, 2025*
- [\*\*North Bay's Capitol Centre prepares to launch 2025–26 season\*\*](#)  
The season unveiling comes on May 27th with tickets for the next season go on sale June 10th  
*Published Apr 23, 2025*
- [\*\*North Bay's people have been city's greatest achievement\*\*](#)  
Celebration recognizes day North Bay was officially granted city status by the Ontario legislature  
*Published Apr 14, 2025*
- [\*\*Tourism North Bay unveils its 2025 tourism magazine\*\*](#)  
Tourism North Bay unveiled its 2025 tourism magazine with a nod to the City of North Bay's 100th anniversary  
*Published Apr 10, 2025*
- [\*\*Gallery seeking artists for 100 Years, 100 Perspectives exhibition\*\*](#)  
Be part of history—celebrate North Bay's centennial with the WKP Kennedy Gallery!  
*Published Feb 13, 2025*
- [\*\*North Bay Mayor Chirico delivers state of the city address\*\*](#)  
What lies ahead for North Bay in 2025?  
*Published Jan 19, 2025*
- [\*\*North Bay getting ready to celebrate City's 100th anniversary\*\*](#)  
North Bay's 100 year celebration got a rousing kickoff inside and outside of City Hall on Thursday.  
*Published Jan 16, 2025*
- [\*\*North Bay unveils official logo for 100th anniversary\*\*](#)  
A new sign of the times for the 100th anniversary of North Bay was unveiled at city hall on Thursday afternoon  
*Published Jul 05, 2024*

## News Media – Bay Today

- [Historical voices echo in North Bay's centennial celebration](#)  
A compelling mix of personal memories and civic milestones fills the pages of Peter Handley's latest historical volume, released just as North Bay celebrates its 100th year.  
*Published Jun 2, 2025*
- [Local churches honour past and look to future in 100th anniversary event](#)  
As the United Church of Canada turns 100 this year, congregations across North Bay are uniting for a weekend full of celebration. From stained glass tours to children's musicals and communal worship services — it's all about honoring love, justice, and community.  
*Published Jun 1, 2025*
- [Live music and drones to light up North Bay waterfront](#)  
The City of North Bay is launching its summer-long Centennial celebrations with a spectacular evening of live music and an innovative drone light show on Friday, June 6  
*Published May 30, 2025*
- [Centennial tree planting celebrates North Bay's community spirit](#)  
'It's how our community comes together'  
*Published May 28, 2025*
- [Tree planting marks milestone in North Bay's beautification efforts](#)  
To mark its 100th anniversary, North Bay will see new life take root as red and sugar maple trees are planted where ash trees once stood.  
*Published May 26, 2025*
- [Museum celebrates Dionne Quints Week as part of city's centennial](#)  
As part of North Bay's ongoing centennial celebrations, the Dionne Quints Museum will launch its new season with a week-long tribute to the famous siblings who captivated millions during the Great Depression.  
*Published May 23, 2025*
- [Knights of Columbus revved up for free Father's Day weekend event](#)  
'So it's family fun and oriented, free admission, and a little nice spin with what we're trying to achieve is to bring the families out'  
*Published May 16, 2025*
- [City-wide Yard Sale and Kids Market planned for Centennial](#)  
On May 24, residents across North Bay will open their yards—and their hearts—for a special Centennial event promoting reuse, creativity, and community connection  
*Published May 14, 2025*
- [North Bay playground and beach staff to celebrate 100th Anniversary](#)  
'What a perfect opportunity to reconnect, share memories, and celebrate the friendships and experiences that shaped so many of our summers'  
*Published May 13, 2025*

- [\*\*BACK ROADS BILL: A road trip through history, nature and culture\*\*](#)  
'Get to know your backyard' isn't just advice — it's a call to action. In part one of our two-part series on exploring Northern Ontario, we dive into trivia, travel tips and top destinations that define this incredible region.  
*Published May 10, 2025*
- [\*\*A treasure for North Bay by a North Bay treasure\*\*](#)  
Peter Handley's 'Vis-À-Vis: North Bay in Deed & Tale' is an immersive telling of the story of our city as we celebrate its centennial  
*Published May 9, 2025*
- [\*\*North Bay Pipe and Drums hosting book launch and concert\*\*](#)  
The sound of bagpipes will echo through the halls of the North Bay Museum tonight as the city's beloved pipe band celebrates its centennial with a free indoor concert and book launch.  
*Published May 1, 2025*
- [\*\*Capitol Centre celebrating City's centennial with free events\*\*](#)  
This was at the start of World War II so patrons contributed scraps of metal for the war effort in lieu of money for admission to the film screening  
*Published Apr 27, 2025*
- [\*\*Capitol Centre hosting a 2025-26 Season Launch event\*\*](#)  
The curtain rises on a brand-new arts season as the Capitol Centre prepares to reveal its upcoming shows and exhibitions during a festive launch event open to all.  
*Published Apr 25, 2025*
- [\*\*North Bay celebrates International Astronomy Day with free waterfront event\*\*](#)  
As part of its centennial celebrations, North Bay is inviting residents to explore the night sky during a special event honoring International Astronomy Day.  
*Published Apr 22, 2025*
- [\*\*Centennial video features North Bay's origin story\*\*](#)  
Archival footage compiled into a special video, and voiced by the venerable Peter Handley, was the main attraction of a North Bay Centennial celebration event at City Hall  
*Published Apr 15, 2025*
- [\*\*All are welcome to special Centennial event\*\*](#)  
This event will mark the day North Bay was officially granted city status by the Ontario legislature and is part of the year-long centennial celebration  
*Published Apr 7, 2025*
- [\*\*North Bay Pipes and Drums celebrating its centennial with new book\*\*](#)  
In the midst of the city's 100th anniversary, the North Bay Pipes and Drums will be hosting a free concert and will launch the new book about the band's own Centennial Celebration at the North Bay Museum on May 1, beginning at 6:30 p.m.  
*Published Apr 2, 2025*

- [\*\*Time capsule captures life in North Bay 25 years ago\*\*](#)  
There were some surprises at the Chamber of Commerce's time capsule reveal at City Hall: a letter from Jack Burrows, a former North Bayite travelled home from Windsor to read her essay written as a schoolgirl (it mentions Beanie Babies); and plenty of dark-room-developed photos, maps and phonebooks  
*Published Mar 27, 2025*
- [\*\*Historical stories about North Bay spark memories, new tales\*\*](#)  
The council was led by Mayor J.H. McDonald and the finance committee recommended he be paid a salary of \$1,000 and councillors \$200. There was a \$5 fine if you didn't stay until the end of the council session, unless you were granted leave  
*Published Mar 5, 2025*
- [\*\*Photo contest for all ages has a Centennial spin\*\*](#)  
North Bay Municipal Heritage Committee 2025 Photo Contest – Through the Lens of Time: Celebrate 100 Years of Design  
*Published Mar 1, 2025*
- [\*\*WKP Kennedy Gallery looking for artworks that capture the essence of North Bay\*\*](#)  
'We're looking for artworks that capture the essence of North Bay—its landscapes, landmarks, communities, people and spirit. Express yourself in any medium, including painting, drawing, digital art, collage, photography, fibre arts, and mixed media'  
*Published Feb 21, 2025*
- [\*\*Interesting tidbits found in North Bay's history\*\*](#)  
It can be fun digging into the past and finding out how many of the families in the area are connected with long and tangled roots  
*Published Feb 3, 2025*
- [\*\*Centennial celebrations officially open for City of North Bay\*\*](#)  
North Bay Mayor Peter Chirico gave an update on the Centennial plans inside City Hall and then helped raise the Centennial flag high above Leger Square  
*Published Jan 17, 2025*
- [\*\*City's history baked into Bill Parfitt's 100th birthday cake\*\*](#)  
The location for Parfitt's celebration was the perfect place for looking back in time, with Br. 599 developed around the former Nipissing Junction school initially built nine decades ago – long before West Ferris and Widdifield amalgamated with North Bay in 1968  
*Published Jan 2, 2025*



# **GG 2025-07**

Draft Recommendation:

"That Council receive Report to Council CORP-2025-055 from Laura Boissonneault dated June 1, 2025 re: 2024 Report on Investment Activity for information purposes."

## City of North Bay Report to Council

Report No: CORP-2025-055

Date: June 1, 2025

Originator: Laura Boissonneault

Business Unit: Corporate Services

Department: Financial Services Department

Subject: 2024 Report on Investment Activity

Closed Session: yes ☐ no ☒

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### Recommendation

That the annual report on investment activity for 2024 be received.

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### Background

In accordance with Ontario Regulation 438/97 and the City's Investment Policy, cash is invested in eligible investments in order to maximize interest revenues while at the same time preserving the principal amount and maintaining liquidity.

As investments mature, management makes decisions to either reinvest or cash in all or part of the investment, depending on interest rates and the cash requirements of the City at that time. Management relies on the advice of experts from investment firms and banks to assist in decision making.

The City's Investment Policy states that the Treasurer shall provide to Council an annual report on investment activity and returns.

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### Financial/Legal Implications

See Options/Analysis for Financial Implications.

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### 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

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### Options Analysis

#### 2024 Investment Activity

The City's investment balance at the beginning of 2024 was \$33,069,319. During 2024, no additional investments were purchased while investments in the amount of \$9,460,965 matured or were sold. As at December 31, 2024 investments of \$23,608,354 were held by the City.

Cash and cash equivalents and investments increased during the year by \$7.2 million from \$137.8 million in 2023 to \$145 million in 2024. Total cash and investments include \$108.1 million in obligatory and discretionary reserve funds.

The City's Investment Policy restricts the amount of the portfolio that can be invested in authorized investment categories. As per the listing of investments held as at December 31, 2024 provided in Appendix A, the weightings of the City's portfolio are in compliance with the restrictions outlined by the Policy.

During 2024 the City's investment portfolio generated \$1,138,990 in investment income representing an increase of \$338,990 over the 2024 budget of \$800,000. Interest earned on the City's bank account was \$6,191,376, an increase of \$5,291,376 over the 2024 budget of \$900,000. These amounts represent the gross earnings from investments and bank balances before any investment revenue is allocated to obligatory and discretionary reserve balances.

Based on a weighted average investment balance, the City's average rate of return on the investment portfolio was 3.66%.

The current bank agreement pays interest at a rate of prime less 1.65%.

Investments held at December 31, 2024 have yields ranging from 1.15% to 5.25%.

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### **Recommended Option**

That the annual report on investment activity for 2024 be received.

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Respectfully submitted,

Name: Laura Boissonneault, CPA, CGA

Title: Director, Financial Services / Deputy Treasurer

### **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: Laura Boissonneault, CPA, CGA

Title: Director, Financial Services / Deputy Treasurer

Attachments: Appendix A – 2024 Annual Report on Investment Activity

**Appendix A**  
**City of North Bay**  
**Listing of Investments Held as at December 31, 2024**

Category	Security	Short Term (Maturing in 2025)	Long Term (Maturing in 2026 and Beyond)	Total PAR Value	% of Total Portfolio	Portfolio Share per Policy	Amortized Cost	Market Value
<b>Schedule I Banks</b>	Bank of Montreal	1,240,000	4,717,576	5,957,576			5,957,576	5,993,572
	CIBC	1,042,000	10,200,000	11,242,000			11,242,000	11,396,103
	Royal Bank of Canada	1,668,778	1,240,000	2,908,778			2,908,778	2,936,818
	Bank of Nova Scotia	-	2,000,000	2,000,000			2,000,000	2,002,356
	<b>Total Schedule I Banks</b>	<b>3,950,778</b>	<b>18,157,576</b>	<b>22,108,354</b>	<b>93.6%</b>	<b>100%</b>	<b>22,108,354</b>	<b>22,328,849</b>
<b>Loan or Trust Corporations as Subsidiaries of Top 6 National Banks</b>	National Trust Company	1,500,000	-	1,500,000			1,500,000	1,511,003
	<b>Total Loan or Trust Corporations as Subsidiaries of Top 6 National Banks</b>	<b>1,500,000</b>	<b>-</b>	<b>1,500,000</b>	<b>6.4%</b>	<b>25%</b>	<b>1,500,000</b>	<b>1,511,003</b>
<b>Grand Total</b>		<b>5,450,778</b>	<b>18,157,576</b>	<b>23,608,354</b>			<b>23,608,354</b>	<b>23,839,852</b>

## **MATTERS REMAINING ON VARIOUS COMMITTEES**

### **General Government Committee:**

GG-2019-06	Motion - Smoking By-Law 2019-45
GG-2023-08	Motion - Castle Arms
GG-2025-04	Procedural By-Law Amendments
GG-2025-06	2024 Municipal Accessibility Advisory Committee (MAAC) Annual Report
GG-2025-07	2024 Report on Investment Activity

### **Community Services:**

CSBU-2017-13	North Bay Official Plan Review
CS-2025-04	Proposed Zoning By-Law Amendment application by Tulloch Geomatics Inc. on behalf of FGA Trades Inc. – 2890 Highway 11 North
CS-2025-05	2024 Centennial Celebration and Budget Update
CS-2025-07	Proposed Zoning By-Law Amendment application by Tulloch Engineering on behalf of Flumerfelt – Kenreta Drive

### **Infrastructure and Operations:**

EW-2010-03	Kate Pace Way west end bike route connection between Memorial Drive and Gormanville Road
EW-2018-01	Algonquin Avenue Traffic Study
IO-2024-02	Motion - Investigating future of West Ferris "Sam Jacks" Arena

IO-2025-02	Premier Road Sanitary Pumping Station Replacement Site Selection
IO-2025-03	Holding Tank Rebate Program
IO-2025-04	Community and Recreation Centre Update – May 2025