



## **Regular Meeting of City Council**

### **Minutes**

**April 6, 2021, 6:30 p.m.  
Electronic Participation via Zoom**

Members Present: Councillor Tanya Vrebosch, Councillor Brousseau,  
Councillor Mayne, Councillor Bill Vrebosch, Councillor  
King, Councillor Robertson, Councillor Bain, Councillor  
Mendicino, Councillor Tignanelli, Councillor Maroosis

Members Absent: Mayor Al McDonald

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

#### **2. Public Presentations**

2.1 Jaymie Lathem - Creative Industries Annual Report (2020) and  
Projection for 2021

#### **3. Public Meeting Minutes**

##### **Res. # 2021-132**

Moved by Councillor Mendicino

Seconded by Councillor Tignanelli

That the minutes for the public meetings held on:

Tuesday, March 23, 2021; and

Thursday, March 25, 2021

be adopted as presented.

Carried

#### **4. Motion for Reconsideration**

## 5. Committee Reports

### 5.1 General Government Committee Report No. 2021-06

#### **Res. # 2021-133**

Moved by Councillor T. Vrebosch

Seconded by Councillor Bain

That General Government Committee Report No. 2021-06 relating to:

- COVID Economic Impact Report

be adopted as presented.

General Government Committee Report No. 2021-06

April 6, 2021

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

Your Worship and Councillors:

The General Government Committee presents Report No. 2021-06 and recommends:

1. "That Council receive and file the presentation by the Chief Administrative Officer re: COVID Economic Impact Report."

All of which is respectfully submitted.

Carried

### 5.2 Community Services Committee Report No. 2021-04

#### **Res. # 2021-134**

Moved by Councillor Brousseau

Seconded by Councillor Robertson

That Community Services Committee Report No. 2021-04 relating to:

- Zoning By-Law Amendment by Miller & Urso Surveying Inc. on behalf of 9200-8069 Quebec Inc. - Station Road (unaddressed)

be adopted as presented.

Community Services Committee Report No. 2021-04

April 6, 2021

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

Your Worship and Councillors:

The Community Services Committee presents Report No. 2021-04 and recommends:

"That:

1. the proposed Zoning By-law Amendment by Miller and Urso Surveying Inc. on behalf of 9200-8069 Quebec Inc. – Station Road (unaddressed) in the City of North Bay and as legally described in Appendix A to Report to Council Number CSBU 2021-14 dated March 11, 2021 by Peter Carello to rezone the property from an "Arterial Commercial (C6)" zone to a "General Industrial (M2)" zone be approved; and
2. the subject property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended."

All of which is respectfully submitted.

Carried

5.3 Community Services Committee Report No. 2021-05

**Res. # 2021-134**

Moved by Councillor Brousseau

Seconded by Councillor Robertson

That Community Services Committee Report No. 2021-05 relating to:

- Plan of Subdivision by Miller & Urso Surveying Inc. on behalf of Highland Woods Developments Inc. and Jograh Investments Ltd. - 771 Golf Club Road

be adopted as presented.

Community Services Committee Report No. 2021-05

April 6, 2021

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

Your Worship and Councillors:

The Community Services Committee presents Report No. 2021-05 and recommends:

1. "That the proposed Plan of Subdivision (Subdivision File No. 48T-20104) by Miller and Urso Surveying Inc., on behalf of Highland Woods Developments Inc. and Jograh Investments Ltd., in the City of North Bay for lands known locally as 771 Golf Club Road and as legally described in Appendix A to Report to Council Number CSBU 2021-15, as shown on Schedule 'B' attached to Report to Council CSBU 2021-15, be given Draft Approval subject to the conditions in Appendix C to Report to Council Number CSBU 2021-15 dated March 11, 2021 by Peter Carello."

All of which is respectfully submitted.

Carried

## **6. Correspondence**

- 6.1 Request for Proposal 2021-07, Methane Systems Maintenance and Repair at the Wastewater Treatment Plant

**Res. # 2021-135**

Moved by Councillor Mayne

Seconded by Councillor King

That City Council approve the award of a contract to Bernard Rochefort Limited based on the unit rates specified in their proposal for Request for Proposal 2021-07, for methane gas repairs and maintenance at the Wastewater Treatment Plant, for a term of three (3) years with an option in favour of the City to extend the agreement for two (2) additional terms of up to one (1) year each.

Carried

6.2 Optional Small Business Property Tax Subclass

**Res. # 2021-136**

Moved by Councillor B. Vrebosch

Seconded by Councillor Bain

That Report to Council CORP 2021-36 dated March 6, 2021 from Marc Gauthier regarding Optional Small Business Property Tax Subclass be received for information purposes only.

Carried

6.3 Request for Proposal 2021-22, Merrick Landfill Methane Gas Repair and Maintenance

**Res. # 2021-138**

Moved by Councillor Mayne

Seconded by Councillor King

That City Council approve the award of a contract to Comcor Environmental Limited, based on the unit rates specified in their proposal for Request for Proposal 2021-22, for methane gas repairs and maintenance at the Merrick Landfill for a term of three (3) years, with an option in favour of the City to extend the agreement for two (2) additional terms of up to one (1) year each.

Carried

6.4 Pre-Servicing Agreement - 2688642 Ontario Inc. - Industrial Plan of Subdivision

**Res. # 2021-139**

Moved by Councillor Brousseau

Seconded by Councillor Robertson

That Report to Council CSBU 2021-07 dated March 23, 2021 from Beverley Hillier and Adam Lacombe regarding the City enter into a Pre-Servicing Agreement with 2688642 Ontario Inc. in a form satisfactory to the City Solicitor and City Engineer for the installation of services for Phase 1 of the Legault Street Industrial Subdivision (City File 48T-19101).

Carried

6.5 Request for Proposal 2021-20, Trout Lake Watershed Study and Management Plan

**Res. # 2021-140**

Moved by Councillor Brousseau

Seconded by Councillor Robertson

That:

1. City Council approve the award of a contract to J.L . Richards & Associates Limited in the amount of \$112,809.38 (plus HST), to conduct a watershed study, prepared a management plan for Trout Lake and provide planning consulting services to complete the required Official Plan Amendments and Zoning By-Law Amendments; and
2. Council authorize the transfer of funds to the project, as outlined in Report to Council CORP 2021-35 dated March 26, 2021 from Mary-Ann Kotylak and Adam Curran.

***Recorded Vote upon the Request of Councillor Bain:***

Yeas: Councillors Bain, Maroosis, Mayne, King, T. Vrebosch, Brousseau, Mendicino, Robertson, Tignanelli, B. Vrebosch

Nays: Nil  
Absent: Mayor McDonald

Carried

6.6 Growth Community Improvement Plan Update

**Res. # 2021-141**

Moved by Councillor Brousseau  
Seconded by Councillor Robertson

That the Chief Financial Officer be authorized to complete the reserve transfers from Economic Purpose Reserve (99584R) to Community Improvement Program Reserve (99556R), as outlined in Report to Council CSBU 2021-19 dated March 22, 2021 from Adam Curran.

Carried

6.7 Engineering Design Guidelines (2021)

**Res. # 2021-142**

Moved by Councillor Mayne  
Seconded by Councillor King

That the Engineering Design Guidelines (2021), Report to Council IO 2021-16 dated March 25, 2021 from Adam Lacombe, be received for information purposes only.

Carried

6.8 Growth Initiatives Update

**Res. # 2021-143**

Moved by Councillor Brousseau  
Seconded by Councillor Robertson

That Report to Council CSBU 2021-20 dated March 23, 2021 from Ian Kilgour regarding Growth Initiatives Updated be received and referred to the Community Services Committee.

Carried

6.9 Final Approval - Sherwood Forest Subdivision, Phase 3 (Pearce Street and Sugarbush Street)

**Res. # 2021-144**

Moved by Councillor Brousseau

Seconded by Councillor Robertson

That:

1. Council grant final approval to Phase 3, Sherwood Forest Subdivision (Pearce Street to Sugarbush Street – 12 lots) (City File No. 48T-15102); and
2. the Mayor and City Clerk be authorized to sign the Subdivision Agreement with 1804016 Ontario Inc. for Sherwood Forest, Phase 3 in order to permit the next phase of the Sherwood Forest Subdivision consisting of 12 lots on Pearce Street and Sugarbush Street, upon receipt of all Subdivision Agreement requirements.

Carried

6.10 Amendment to By-Law No. 2019-107 to allow for Tax Increment Funding Agreements under prior Community Improvement Programs (CIP)

**Res. # 2021-144**

Moved by Councillor B. Vrebosch

Seconded by Councillor Bain

That:

1. Council authorize an amendment to By-Law No. 2019-107, being a by-law to adopt the Growth Community Improvement Plan in order to allow the City to honor Tax Increment Funding Agreements with applicants approved under By-Law No. 2010-117 Community Improvement Plan for the Airport Community Improvement Project Area or By-Law No. 2015-



13 Community Improvement Plan for the Downtown Community Improvement Area; and

2. an amending by-law be presented for three (3) readings on April 6, 2021.

Carried

## **7. By-Laws for Consideration**

### **Res. # 2021-146**

Moved by Councillor B. Vrebosch

Seconded by Councillor Bain

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

By-Law No. 2021-24, being a by-law to amend By-Law No. 2019-107, a by-law to adopt the Growth Community Improvement Plan.

By-Law No. 2021-37 to authorize the execution of an Agreement with Low Income People Involvement of Nipissing (LIPI) relating to the 2020 Residential Property Tax Hardship Program.

By-Law No. 2021-38 to authorize the execution of a Subdivision Agreement between The Corporation of the City of North Bay and 1804016 Ontario Inc. (Sherwood Forest Phase 3 - Pearce Street and Sugarbush Street - 12 lots).

Carried

### **Res. # 2021-147**

Moved by Councillor B. Vrebosch

Seconded by Councillor Bain

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

By-Law No. 2021-24, being a by-law to amend By-Law No. 2019-107, a by-law to adopt the Growth Community Improvement Plan.

By-Law No. 2021-37 to authorize the execution of an Agreement with Low Income People Involvement of Nipissing (LIPI) relating to the 2020 Residential Property Tax Hardship Program.

By-Law No. 2021-38 to authorize the execution of a Subdivision Agreement between The Corporation of the City of North Bay and 1804016 Ontario Inc. (Sherwood Forest Phase 3 - Pearce Street and Sugarbush Street - 12 lots).

Carried

**Res. # 2021-148**

Moved by Councillor Brousseau

Seconded by Councillor Robertson

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

By-Law No. 2021-34 to rezone certain lands on Station Road (9200-8069 Quebec Inc. - Station Road (unaddressed)).

By-Law No. 2021-35 to designate a Site Plan Control Area on certain lands on Station Road (9200-8069 Quebec Inc. - Station Road (unaddressed)).

Carried

**Res. # 2021-149**

Moved by Councillor Brousseau

Seconded by Councillor Robertson

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

By-Law No. 2021-34 to rezone certain lands on Station Road (9200-8069 Quebec Inc. - Station Road (unaddressed)).

By-Law No. 2021-35 to designate a Site Plan Control Area on certain lands on Station Road (9200-8069 Quebec Inc. - Station Road (unaddressed)).

Carried

**8. Motions**

**8.1 Ontario Real Estate Association**

**Res. # 2021-150**

Moved by Councillor Bain

Seconded by Councillor Brousseau

Whereas the Ontario Real Estate Association (OREA) released a report titled Small Towns, Big Opportunities - Unlocking Growth in Ontario's Rural and Northern Communities;  
(OREA\_WhitePaper\_Small-Towns-Big-Opportunities);

And Whereas the economic and demographic realities faced by communities outside of the Greater Toronto and Hamilton Area (GTHA) are rarely the focus of mainstream media attention or political actors;

And Whereas over the past few years, many non-GTHA towns and cities have been faced with the challenges caused by losing talented youth to larger centres and a move away from more traditional goods-producing economies;

And Whereas in the midst of these socioeconomic challenges, the COVID-19 pandemic brought new obstacles; however, also created renewed opportunities for many communities;

And Whereas thousands of Ontarians no longer need to live near their workplace, while thousands more have used the pandemic as a platform to accelerate plans to move to smaller locales;

And Whereas if the provincial government can capitalize on this momentum to help rural and northern small towns turn this short-term rebound into long-term growth, thereby raising the quality of life, average incomes, and future prospects of the millions of Ontarians who reside outside of the GTHA.

Therefore be it resolved that the Council for the City of North Bay hereby supports the Ontario Real Estate Association's 15 recommendations attached hereto and contained within the Small Towns, Big Opportunities - Unlocking Growth in Ontario's Rural and Northern Communities Report, that aim to create and attract jobs, reverse the out-migration of young talent, close the infrastructure gap, and foster more housing starts.

Further that a copy of this resolution be forwarded to the Honourable Steve Clark, Minister of Municipal Affairs and Housing; the Honourable Laurie Scott, Minister of Infrastructure; the Honourable Greg Rickford, Minister of Energy, Northern Development and Mines; the Honourable Peter Bethlenfalvy, Minister of Finance; the Honourable Ernie Hardeman, Minister of Agriculture Food and Rural Affairs; the Rural Ontario Municipal Association (ROMA); the Federation of Northern Ontario Municipalities (FONOM); and Minister Vic Fedeli, MPP for Nipissing.

#### RECOMMENDATION #1

The Ontario Government should embrace the policy of opportunity zones by working with the Federal government towards immediate implementation. The Ontario version should contain stricter criteria for qualification as an opportunity zone and consider a longer timeline to incentivize the right type of investment.

#### RECOMMENDATION #2

If the Ontario Government does not pursue Opportunity Zones with the Federal Government, it should consider a similar provincial-only model combining tax holidays and tax deferrals to qualifying investors in rural and Northern areas to help attract and retain businesses.

#### RECOMMENDATION #3

The Ontario Government should create a tiered graduation from the Small Business Tax rate to the full Corporate Income Tax rate to encourage and incentivize Ontario's small businesses to grow in the wake of COVID-19.

#### RECOMMENDATION #4

The Government of Ontario should create an office relocation strategy to review eligible bureaucracies and agencies that can be moved outside of the urban core to rural and Northern Ontario.

#### RECOMMENDATION #5

The Government of Ontario should review the funding formula for municipal funding programs, such as the Ontario Municipal Partnership Fund, to ensure that rural and northern municipalities are not unfairly short-changed when it comes to infrastructure funding.

#### RECOMMENDATION #6

The Ontario Government should continue with its ambitious natural gas expansion policies by increasing the number of expansion projects funded in order to lower the cost of business and the cost of living in rural and Northern Ontario.

#### RECOMMENDATION #7

The Ontario Government should eliminate barriers to broadband installation in rural areas, including reviewing provincial easement rules and utility pole access, while also encouraging the Federal Government to pursue regulatory reforms that accelerate broadband funding.

#### RECOMMENDATION #8

The Ontario Government should undertake reforms to accelerate the conversion of commercial properties into mixed-use residential sites. These reforms should be respectful of municipal authority but feature expedited timelines for decisions from local councils.

#### RECOMMENDATION #9

The Ontario government should embrace and enable microcredential program offerings at Ontario's post-secondary institutions, specifically those that have satellite campuses in rural and Northern Ontario

#### RECOMMENDATION #10

All three levels of government should work together to encourage new Canadians to settle in Ontario's rural and Northern municipalities. This work could include an expansion of the current five year Rural and Northern Immigration Pilot to cover more municipalities, the creation of local immigrant

support services, and the creation of a dedicated Ontario Immigrant Nominee Program (OINP) stream for immigrants wishing to settle in rural and Northern locales.

#### RECOMMENDATION #11

The Ontario government should design a made-in-Ontario program to financially incentivize recent graduates to move to rural and Northern Ontario in order to reverse the rural brain-drain.

#### RECOMMENDATION #12

The Ontario Government should take steps to promote jurisdictional clarity over development approvals and quicken the overall timeline for new builds. This work should aim to streamline the process and set uniform processes for things such as the definitions of woodlands or the requirements for a draft plan of subdivision.

#### RECOMMENDATION #13

The Ontario Government should explore ways to accelerate approvals for activities related to the construction, operation, and maintenance of community-based living facilities for the elderly and those who require regular professional care.

#### RECOMMENDATION #14

The Ontario government should eliminate the existing Rural Growth Plan Targets in light of their true impact on housing supply and affordability, as well as evolving demographic and economic trends in rural Ontario.

#### RECOMMENDATION #15

The Ontario government should develop a rent-to-own program for affordable units in the non-GTHA to promote greater accessibility to housing, encourage worker retention, and provide an affordable alternative for would-be home buyers.

Carried

## 8.2 COVID 19 Vaccinations

Councillor Brousseau took over as Chair.

**Res. # 2021-151(a)**

Moved by Councillor T. Vrebosch

Seconded by Councillor B. Vrebosch

Whereas The Corporation of the City of North Bay is within the District of the North Bay Parry Sound District Health Unit (Health Unit);

And Whereas the Health Unit received its first allocation of vaccine more than a month and a half later than Southern Ontario and Ottawa health regions;

And Whereas vaccine allocation for the Health Unit has not increased over time to compensate for the delay in provision of the first vaccine allocation;

And Whereas COVID-19 transmission rates in Northern Ontario, as evidenced by the effective reproduction numbers  $R(t)$ , are among the highest in the province;

And Whereas due to the vaccine allocation, the Health Unit is still in phase 1 of the rollout while public health unit regions in Southern Ontario and Ottawa are in phase 2;

And Whereas 26.5% of the population in the Parry Sound District and 22.4% of the population in the Nipissing District are aged 65 years or older, compared to 16.7% for all of Ontario (2016 Census);

And Whereas the delay in the Health Unit vaccine allocations is causing increasing inequities in the booking of COVID-19 vaccination clinics; and

And Whereas due to the vaccine allocation, Indigenous populations have not received their required allocation.

Now Therefore Be It Resolved that The Corporation of the City of North Bay request that the vaccine allocation be prioritized to public health unit regions that are still in phase 1 to enable them to catch up to those regions in Southern Ontario and Ottawa.

And Further that this motion be forwarded to the Honourable Doug Ford, Premier of Ontario, the Honourable Christine Elliot, Minister of Health, Vic Fedeli, MPP – Nipissing, Norm Miller, MPP – Parry Sound-Muskoka, John Vanthof, MPP – Timiskaming-Cochrane, Mayors/Reeves within the North Bay Parry Sound District Health Unit District, Ontario Boards of Health, and the Association of Local Public Health Agencies (alPHa).

Carried as amended

**Res. # 2021-151(b)**

Moved by Councillor T. Vrebosch

Seconded by Councillor B. Vrebosch

That the Motion be amended as follows:

**Paragraph 7 be substituted with the following:**

And Whereas the delay from the Federal and Provincial Governments in the Health Unit vaccine allocations is causing increasing inequities in the booking of COVID-19 vaccination clinics; and

**Paragraph 9 be substituted with the following:**

Now Therefore Be It Resolved that the Corporation of the City of North Bay request an immediate and formal call for action that includes the unused vaccine allocations from Toronto and other larger areas be redistributed and prioritized to public health unit regions that are still in phase 1 and that the call for action includes further plans on how else to enable these health units to catch up to those regions in Southern Ontario and Ottawa.

**Paragraph 10 be amended to include the following:**

Anthony Rota MP Nipissing - Timiskaming, Patty Hadju, Minister of Health Canada, Scott Aitchison, MP Parry Sound - Muskoka, FONOM, NOMA, ROMA, AMO, ACFO.

Carried

**9. In-Camera Correspondence**



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

**11. Confirmatory By-Law**

Deputy Mayor Vrebosch resumed as Chair of the meeting.

**Res. # 2021-152**

Moved by Councillor Mayne

Seconded by Councillor King

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

By-Law No. 2021-33 to confirm the proceedings of the Meeting of Council held on April 6, 2021.

Carried

**Res. # 2021-153**

Moved by Councillor Mayne

Seconded by Councillor King

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

By-Law No. 2021-33 to confirm the proceedings of the Meeting of Council held on April 6, 2021.

Carried

**12. Adjournment**

**Res. # 2021-154**

Moved by Councillor Tignanelli

Seconded by Councillor Mendicino

That this Regular Meeting of Council do now adjourn at 7:41 p.m.

Carried

Deputy Mayor Tanya Vrebosch

Deputy City Clerk Jenn  
Montreuil