



Special Committee Meeting of Council Minutes

June 13, 2022, 5:15 p.m.

Council Chambers

Ball - 200 McIntyre Street East, North Bay, ON

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

Members Absent: Mayor Al McDonald, Councillor Mayne

Community Services Committee

Public Meetings pursuant to the Planning Act

CS 2021-15 Report from Peter Carello dated May 31, 2022 re Official Plan Amendment, Zoning By-Law Amendment and proposed Plan of Condominium by Miller & Urso Surveying Inc on behalf of David Richardson and John Edwin Richardson Estate- 215 Ross Drive

Councillor Brousseau explained the purpose of the Official Plan Amendment, Rezoning Application and proposed Plan of Condominium.

The City Clerk advised that notice of the meeting was given by prepaid first class mail on the 19th day of May, 2022 to all owners of property within 120 metres of the subject property and by the posting of a placard on the subject property.

Beverley Hillier explained the purpose of the Official Plan Amendment, Rezoning Application and proposed Plan of Condominium.

Councillor Brousseau asked for public presentations in support of or objecting to the Official Plan Amendment, Rezoning Application and proposed Plan of Condominium.

Presentation:

Rick Miller, Agent for the Applicant:

- Commonly known as Richardson Point.
- Has been owned by the Richardson Family for 100 years.

- There are two existing cottages on the property - have been there since the 1930's/40's.
- There will be one unit created around each existing cottage.
- One new unit will be created.
- The common element will be over 30 acres and will include half of the shoreline.
- The family will leave each unit as natural as possible - minimal amount of clearing.
- Monitoring from FRI will need to be completed before any building commences.
- Tertiary septic system will to be installed.

Direction: Committee Report be brought forward to Council.

CS 2022-06 Report from Peter Carello dated May 31, 2022 re: Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision by Miller & Urso Surveying Inc. on behalf of Ferguson Hygiene Ltd. – 420 Ross Drive.

Councillor Brousseau explained the purpose of the Official Plan Amendment, Rezoning Application and proposed Plan of Subdivision.

The City Clerk advised that notice of the meeting was given by prepaid first class mail on the 19th day of May, 2022 to all owners of property within 120 metres of the subject property and by the posting of a placard on the subject property.

Beverley Hillier explained the purpose of the Official Plan Amendment, Rezoning Application and proposed Plan of Condominium.

Councillor Brousseau asked for public presentations in support of or objecting to the Official Plan Amendment, Rezoning Application and proposed Plan of Subdivision.

Presentations:

Rick Miller, Agent for the Applicant

- Very similar to the 215 Ross Drive Application.
- Main difference is that this is a standard plan of subdivision vs. plan of condominium.
- Monitoring for species at risk and specialized septic systems are required.

- Shore road allowance has been closed many years ago therefore each lot goes to the shoreline.

Mike Phelps

- Will access to Lot 3 be through the private access road or will Ross drive be extended?
- Should wait until the new Watershed Study is completed before Applicant is heard.

Direction: Committee Report be brought forward to Council.

CS 2022-11 Report from Peter Carello dated June 2, 2022 re: Zoning By-Law Amendment by Antech Design and Engineering Group on behalf of 2865755 Ontario Ltd – 458 Lakeshore Drive

Councillor Brousseau explained the purpose of the Rezoning Application.

The City Clerk advised that notice of the meeting was given by prepaid first class mail on the 19th day of May, 2022 to all owners of property within 120 metres of the subject property and by the posting of a placard on the subject property.

Peter Carello explained the purpose of the Rezoning Application.

Councillor Brousseau asked for public presentations in support of or objecting to the Rezoning Application.

Presentations:

Douglas Ruttan:

- Lakeshore Condominium's have a building in the back for there garbage.
- Karla Drive has never been paved and there are no street lights.
- Where is the City going to put the snow from this development?
- Are the new units low-income?
- Need to look at the traffic - Franklin Motel and 50 unit Condominium.

Maria Gosselin:

- How close will this building be beside my property.
- I have to have 14 feet so everyone should have the same.
- No design of the property.

- Where is the snow going to go?
- Garbage cannot be put in the front or the side yard.
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Candice Maccuci, Agent for the Applicant

- Two storey building similar to neighbourhood.
- The standard is a 1.8 metre side yard - requesting a 3 metre side yard.
- Owner has not yet designed building.
- If the snow cannot be stored on site any excess snow will be removed by the owner.
- Traffic Study needs to be completed.
- Would like to see 1.5 parking spots for each unit therefore this may reduce the amount of units.
- Garbage will not be stored outside.

Direction: Committee Report be brought forward to Council.

Infrastructure and Operations Committee

No Items Addressed.

General Government Committee

GG 2022-02 Report from Kevin Vescio dated May 16, 2022 re: Corporate Asset Management Plan 2022

Direction: Committee Report be brought forward to Council.

Special Committee Meeting of Council adjourned at 8:04 p.m.

Deputy Mayor T. Vrebosch

City Clerk Karen McIsaac