



**Special Meeting of City Council  
Minutes**

**June 13, 2022, 5:15 p.m.  
Council Chambers**

**City Hall - 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

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

- 1.1 Councillor B. Vrebosch - Inquiry Report from the City of North Bay's Integrity Commissioner  
as "I am mentioned in the document."
- 1.2 Councillor Bain - Removal of Holding Zone - 1040 Brookes Street  
as "I own property within the circulated area."
- 1.3 Councillor Valenti - Proposed Zoning By-Law Amendment and Plan of Condominium applications by Miller & Urso Surveying Inc. on behalf of Joghrah Investments Ltd. - 771 Golf Club Road  
as "I am related to the Applicant plus my company represents the Applicant."
- 1.4 Councillor T. Vrebosch - Removal of Holding Zone - 1040 Brookes Street  
as "DNSSAB is my employer."
- 1.5 Councillor Valenti - By-Laws for Consideration

By-Law 2022-51 as "I am related to the Applicant and my company represents the Applicant.

**2. Public Presentations**

**3. Public Meeting Minutes**

**Res. # 2022-196**

Moved by Councillor Mendicino

Seconded by Councillor Valenti

That the minutes for the public meetings held on:

- Wednesday, June 1, 2022

be adopted as presented.

Carried

**4. Motion for Reconsideration**

**5. Committee Reports**

5.1 Proposed Zoning By-Law Amendment application by Miller & Urso Surveying Inc. on behalf of First Avenue (No.6) Inc. - 485 First Avenue West and 486 Algonquin Avenue

**Res. # 2022-197**

Moved by Councillor Brousseau

Seconded by Councillor Robertson

That Community Services Committee Report No. 2022-09 relating to:

- Proposed Zoning By-Law Amendment application by Miller & Urso Surveying Inc. on behalf of First Avenue (No.6) Inc. - 485 First Avenue West and 486 Algonquin Avenue

be adopted as presented.

**Community Services Committee Report No. 2022-09**

June 13, 2022

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

Your Worship and Councillors:

The Community Services Committee presents Report No. 2022-09 and recommends:

1. "That: Council approve the proposed Zoning By-law Amendment by Miller & Urso Surveying Inc. on behalf of First Ave. (No.6) Inc. to rezone a property known locally as 485 First Avenue West and 486 Algonquin Avenue and legally described in Appendix A to Report to Council No. CSBU 2022-025 dated May 17, 2022 by Peter Carello from a "Residential Multiple Second Density Special No. 33 (RM2 Sp. 33)" zone and a "Residential Third Density (R3)" zone to an amended "Residential Multiple Second Density Special No. 33 (RM2 Sp. 33)" zone; 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

- 5.2 Proposed Zoning By-Law Amendment and Plan of Condominium applications by Miller & Urso Surveying Inc. on behalf of Jograh Investments Ltd. - 771 Golf Club Road

Councillor Valenti declared a conflict on this item. (as "I am related to the Applicant plus my company represents the Applicant.")

**Res. # 2022-198**

Moved by Councillor Brousseau  
Seconded by Councillor Robertson

That Community Services Committee Report No. 2022-10 relating to:

- Proposed Zoning By-Law Amendment and Plan of Condominium applications by Miller & Urso Surveying Inc. on behalf of Jograh Investments Ltd. – 771 Golf Club Road

be adopted as presented.

**Community Services Committee Report No. 2022-10**

June 13, 2022

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

Your Worship and Councillors:

The Community Services Committee presents Report No. 2022-10 and recommends:

“That:

1. Council approve the proposed Zoning By-law Amendment by Miller and Urso Surveying Inc. on behalf of Jograh Investments Ltd. – 771 Golf Club Road in the City of North Bay to rezone the property from a “Residential First Density (R1)” zone to a “Residential Fifth Density (R5)” zone for the property legally described in Appendix A to Report to Council No. CSBU 2022-020 dated May 18, 2022 by Peter Carello; and
2. the proposed Plan of Condominium (12 Units, Condominium File No. 48CDM-22101) by Miller and Urso Surveying Inc. on behalf of Jograh Investments Ltd. – 771 Golf Club Road in the City of North Bay for lands described in Appendix A to Report to Council Number CSBU 2022-020, as shown on Schedule “B” attached to Report to Council 2022-20, be given Draft Approval subject to the conditions in Appendix C to Report to Council Number CSBU 2022-020 prepared by Peter Carello dated May 18, 2022.”

All of which is respectfully submitted.

Carried

## **6. Correspondence**

### **6.1 Inquiry Report from the City of North Bay's Integrity Commissioner**

Councillor B. Vrebosch declared a conflict on this item. (as "I am mentioned in the document.")

#### **Res. # 2022-199**

Moved by Councillor Brousseau  
Seconded by Councillor Robertson

That Council receive the attached report from the City of North Bay's Integrity Commissioner, Guy Giorno dated May 30, 2022 for information purposes.

Carried

### **6.2 Request for Tender 2022-14, Wastewater Treatment Plant Headworks Pump Replacement**

#### **Res. # 2022-200**

Moved by Councillor King  
Seconded by Councillor Brousseau

That Council authorize:

1. the award of a contract to Venasse Building Group Inc. in the amount of \$1,105,000.00 (plus HST) for the replacement of headend pumps at the Wastewater Treatment Plant; and
2. the transfer of funds to the project, as outlined in Report to Council CORP 2022-72 from Mary-Ann Kotylak and Karin Pratte.

Carried

6.3 Amendment to Sign By-Law No. 2006-143

**Res. # 2022-201**

Moved by Councillor Brousseau  
Seconded by Councillor Robertson

That Report to Council CSBU 2022-31 dated May 31, 2022 from Beverley Hillier be referred to the Community Services Committee for a Public Meeting to be held on June 28, 2022.

Carried

6.4 Removal of Holding Zone - 1040 Brookes Street

Councillor Bain declared a conflict on this item. (as "I own property within the circulated area.")

Councillor T. Vrebosch declared a conflict on this item. (as "DNSSAB is my employer.")

**Res. # 2022-202**

Moved by Councillor Brousseau  
Seconded by Councillor Robertson

That:

1. Council pass a by-law to remove the Holding (H) Zone Symbol from the lands zoned "Residential Multiple Second Density Special No. 136 Holding (RM2 Sp.136H)" through By-Law No. 2021-94 for the property shown on Schedule "A" attached to Report to Council CSBU 2022-36 dated June 3, 2022 from Peter Carello;
2. the by-law be brought forward on June 28, 2022 for three (3) readings; and
3. 14 days notice of the intention to amending by-law to remove a holding symbol from a zoning by-law under Section 36(4) of

the Planning Act be given by ordinary mail to all property owners within 120 meters of the subject property containing the information prescribed in Section 8 of Regulation 545/06.

Carried

- 6.5 Reduction, Cancellation or Refund of Taxes - Section 357/358, the Municipal Act, S.O. 2001, c.25

**Res. # 2022-203**

Moved by Councillor B. Vrebosch  
Seconded by Councillor Brousseau

That Council accepts and approves the 26 applications as recommended by the Municipal Property Assessment Corporation (MPAC) for the period set out on each application form and that the applicable taxes either remain or are cancelled, reduced or refunded as authorized by Section 357/358 of the *Municipal Act*, S.O. 2001 c.25.

Carried

- 6.6 Pre-Servicing Agreement – New Era Homes Limited and Millford Development Limited – 719 Ski Club Road

**Res. # 2022-204**

Moved by Councillor Brousseau  
Seconded by Councillor Robertson

That:

1. Council authorize the execution of a Pre-Servicing Agreement with New Era Homes Limited and Millford Development Limited in a form satisfactory to the City Solicitor and City Engineer for the installation of services for Angela Court Subdivision (City File 48T-20101); and
2. an execution by-law be brought forward to the Special Meeting of Council on June 13, 2022 for three (3) readings.

Carried

6.7 Summary of Open and Active Capital Projects, as at December 31, 2021

**Res. # 2022-205**

Moved by Councillor B. Vrebosch  
Seconded by Councillor Brousseau

That Council receive the Summary of Open and Active Projects as at December 31, 2021, as set out in Report to Council CORP 2022-52 dated April 6, 2022 from Blair Grant.

Carried

**7. By-Laws for Consideration**

Councillor Valenti declared a conflict on this item. (By-Law 2022-51 as "I am related to the Applicant and my company represents the Applicant. ; ;)

**Res. # 2022-206**

Moved by Councillor Brousseau  
Seconded by Councillor Robertson

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

By-Law No. 2022-49 to rezone lands on Algonquin Avenue and certain lands on First Avenue West (First Ave. (No.6) Inc. - 485 First Avenue West and 486 Algonquin Avenue.

By-Law No. 2022-50 to designate a Site Plan Control Area on certain lands on First Avenue West and Algonquin Avenue (First Ave. (No.6) Inc. - 485 First Avenue West and 486 Algonquin Avenue.

By-Law No. 2022-53 to authorize the execution of a Subdivision Pre-Servicing Agreement with New Era Homes Limited and Millford Development Limited relating to Angela Court.

Carried

**Res. # 2022-207**

Moved by Councillor Brousseau  
Seconded by Councillor Robertson

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

By-Law No. 2022-49 to rezone lands on Algonquin Avenue and certain lands on First Avenue West (First Ave. (No.6) Inc. - 485 First Avenue West and 486 Algonquin Avenue.

By-Law No. 2022-50 to designate a Site Plan Control Area on certain lands on First Avenue West and Algonquin Avenue (First Ave. (No.6) Inc. - 485 First Avenue West and 486 Algonquin Avenue.

By-Law No. 2022-53 to authorize the execution of a Subdivision Pre-Servicing Agreement with New Era Homes Limited and Millford Development Limited relating to Angela Court.

Carried

**Res. # 2022-208**

Moved by Councillor Brousseau  
Seconded by Councillor Robertson

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

By-Law No. 2022-51 to rezone lands on Golf Club Road (Jograh Investments Ltd. - 771 Golf Club Road).

Carried

**Res. # 2022-209**

Moved by Councillor Brousseau  
Seconded by Councillor Robertson

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

By-Law No. 2022-51 to rezone lands on Golf Club Road (Jograh Investments Ltd. - 771 Golf Club Road).

Carried

**8. Motions**

**9. In-Camera Correspondence**

**Res. # 2022-210**

Moved by Councillor Brousseau  
Seconded by Councillor Robertson

That Council adjourn in-camera pursuant to section 239.(2) of the *Municipal Act, 2001*, as amended at 5:27 p.m. for the following reason:

Item 9.2 being a proposed lease of land by the municipality.

Carried

**Res. # 2022-211**

Moved by Councillor Brousseau  
Seconded by Councillor Robertson

That Council reconvene at 5:38 p.m.

Carried

9.2 Confidential report from Ian Kilgour dated June 3, 2022 re Proposed lease of property by the Municipality or Local Board

**Res. # 2022-212**

Moved by Councillor Brousseau  
Seconded by Councillor Robertson

That:

1. Council authorize the execution of an Amending Lease Agreement with the YMCA of Northeastern Ontario, attached to Report to Council CSBU 2022-22 dated June 3, 2022 from Ian Kilgour; and
2. an execution by-law be brought forward to the June 13, 2022 Special Meeting of Council for three (3) readings to authorize the execution of the Amending Lease Agreement.

Carried

**Res. # 2022-213**

Moved by Councillor Brousseau  
Seconded by Councillor Robertson

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

By-Law No. 2022-52 to authorize the execution of an amendment to the Lease Agreement with YMCA Northeastern Ontario relating to the Aquatic Community Centre lease.

Carried

**Res. # 2022--214**

Moved by Councillor Brousseau  
Seconded by Councillor Robertson

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

By-Law No. 2022-52 to authorize the execution of an amendment to the Lease Agreement with YMCA Northeastern Ontario relating to the Aquatic Community Centre lease.

Carried

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

**11. Confirmatory By-Law**

**Res. # 2022-215**

Moved by Councillor B. Vrebosch  
Seconded by Councillor Brousseau

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

By-Law No. 2022-48 to confirm proceedings of the Special Meeting of Council held on June 13, 2022.

Carried

**Res. # 2022-216**

Moved by Councillor B. Vrebosch  
Seconded by Councillor Brousseau

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

By-Law No. 2022-48 to confirm proceedings of the Special Meeting of Council held on June 13, 2022.

Carried

**12. Adjournment**

**Res. # 2022-217**

Moved by Councillor Bain  
Seconded by Councillor Maroosis

That this Special Meeting of Council do now adjourn at 5:40 p.m.

Carried

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Deputy Mayor T. Vrebosch

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City Clerk Karen McIsaac