



Regular Meeting of City Council
Minutes

August 9, 2022, 6:30 p.m.
Council Chambers
City Hall - 200 McIntyre Street East, North Bay, ON

Members Present: Mayor Al McDonald, Councillor Tanya Vrebosch, Councillor Brousseau, Councillor Mayne, Councillor Bill Vrebosch, Councillor King, Councillor Robertson, Councillor Bain, Councillor Mendicino, Councillor Maroosis, Councillor Valenti

1. Declaration of Pecuniary Interest and the General Nature Thereof

- 1.1 Councillor Valenti - John Wallace - Laurentian Heights Limited - Kenreta Drive Phase IV "as a buyer related to me who will be purchasing one of the lots for the subject property".
- 1.2 Councillor Maroosis - Request for Tender 2022-71 Lee's Road Rehabilitation as "my son-in-law works for Kenalex one of the bidders".
- 1.3 Councillor Maroosis - Request for Tender 2022-70 Algonquin-Front-Jane Intersection Widening as "my son-in-law works for Kenalex one of the bidders".
- 1.4 Councillor Maroosis - Request for Extension to Draft Plan of Subdivision - Lotus Development (City File 48T-14101) as "my son-in-law works for Kenalex (Lotus Dev.)".
- 1.5 Councillor Maroosis - Meadow Wood Subdivision - Pre-Servicing Agreement and Redline Amendment as "my son-in-law works for Kenalex Intrigo Holdings".
- 1.6 Councillor Maroosis - By-Laws for Consideration
All three (3) readings of By-Law 2022-81 "as my son-in-law works for Kenalex - Intrigo Holdings".
- 1.7 Councillor Valenti - Proposed Draft Plan of Subdivision application by Miller & Urso Surveying Inc. on behalf of 1804016 Ontario Inc. - Sherwood Forest - 0 Tower Drive (Sugarbush Street) as "I am related to the applicant".

2. Public Presentations

- 2.1 Peter Bullock, Liza Vandermeer, Anthony Falconi - Trout Lake Conservation Association - Trout Lake Study and Management Plan

2.2 John Wallace - Laurentian Heights Limited - Kenreta Drive Phase IV

Councillor Valenti declared a conflict on this item "as a buyer related to me who will be purchasing one of the lots for the subject property".

3. Public Meeting Minutes

Res. # 2022-253

Moved by Councillor Mendicino
Seconded by Councillor Valenti

That the minutes for the public meetings held on:

- Tuesday, July 12, 2022; and
- Monday, July 25, 2022

be adopted as presented.

Carried

4. Motion for Reconsideration

5. Committee Reports

5.1 2021 Consolidated Financial Statement

Res. # 2022-254

Moved by Councillor T. Vrebosch
Seconded by Councillor B. Vrebosch

That General Government Committee Report No. 2022-07 relating to:

- 2021 Consolidated Financial Statements

be adopted as presented.

General Government Committee Report No. 2022-07

August 9, 2022

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

Your Worship and Councillors:

The General Government Committee presents Report No. 2022-07 and recommends:

That:

1. the Mayor and Chief Financial Officer/Treasurer of The Corporation of the City of North Bay be authorized to approve the 2021 Consolidated Financial Statements.

All of which is respectfully submitted.

Carried

5.2 Amendment to User Fee By-Law No. 2019-07

Notice of Reconsideration

Councillor Valenti requested that a Notice of Reconsideration

Res. # 2022-255

Moved by Councillor Brousseau

Seconded by Councillor Robertson

That Community Services Committee Report No. 2022-18
relating to:

- Amendment to User Fee By-Law No. 2019-07

be adopted as presented.

Community Services Committee Report No. 2022-18

August 9, 2022

To The Council

Of The Corporation

Of The City Of North Bay

Your Worship and Councillors:

The Community Services Committee presents Report No. 2022-18 and recommends:

That:

1. Council authorize an amendment to Schedule "A" of City of North Bay By-Law 2019-07, User Fees, as set out in Report to Council CSBU 2022-026 from Beverley Hillier dated May 5, 2022.

All of which is respectfully submitted.

5.3 Trout Lake Study and Management Plan

Res. # 2022-256(a)

Moved by Councillor Brousseau

Seconded by Councillor Robertson

That Community Services Committee Report No. 2022-19
relating to:

- Trout Lake Study and Management Plan

be adopted as presented.

Community Services Committee Report No. 2022-19

August 9, 2022

To The Council

Of The Corporation

Of The City Of North Bay

Your Worship and Councillors:

The Community Services Committee presents Report No. 2022-19 and recommends:

That:

1. Council directs staff to initiate an Official Plan Amendment and Zoning By-law Amendment that incorporates policies and regulations based on the general direction of the “Directions Report, Trout Lake Watershed and Management Study” by J.L. Richards dated June 29, 2022.

All of which is respectfully submitted.

Carried as amended

Res. # 2022-256(b)

Moved by Councillor T. Vrebosch

Seconded by Councillor Bain

That Council recommit the Trout Lake Study and Management Plan to the Community Services Committee.

Carried

6. Correspondence

6.1 Capital Variance Report as at June 30, 2022

Res. # 2022-257

Moved by Councillor T. Vrebosch

Seconded by Councillor B. Vrebosch

That Council:

1. receive the Capital Variance Report as at June 30, 2022, as set out in Report to Council No. CORP 2022-085 from Blair Grant; and
2. authorize the reserve transfers and budget adjustments as detailed in Appendix A and B, to Report to Council CORP 2022-85, dated July 22, 2022 from Blair Grant.

Carried

6.2 Reduction, Cancellation or Refund of Taxes - Section 357/358, the Municipal Act, S.O. 2001, c25

Res. # 2022-258

Moved by Councillor T. Vrebosch

Seconded by Councillor B. Vrebosch

That Council accepts and approves the 5 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

6.3 Request for Proposal 2022-22 Police Playground Play Equipment

Res. # 2022-259

Moved by Councillor Mayne
Seconded by Councillor King

That Council approve the award of a contract to New World Park Solutions Inc. in the amount of \$125,000.00 (plus HST) for the provision of play equipment at the Police Playground.

Carried

6.4 CO-OP 2022-73 Nova Conventional Bus Purchase through Metrolinx

Res. # 2022-260

Moved by Councillor Mayne
Seconded by Councillor King

That Council:

1. approve the award of a contract to Nova Bus Inc. in the amount of \$661,690.59 (plus HST) for the provision of a 40 foot transit bus; and
2. authorize the transfer of funds to the project as outlined in Report to Council CORP No. 2022-080 dated July 29, 2022 by Mary-Ann Kotylak and John Ouellette.

Carried

6.5 Request for Quote 2022-75 Sweeper Vacuum Unit

Res. # 2022-261

Moved by Councillor Mayne
Seconded by Councillor King

That Council approve the award of a contract to Cubex Ltd. in the amount of \$128,335.77 (plus HST) for the provision of a compact sweeper vacuum unit.

Carried

6.6 Request for Proposal 2022-57 Workforce Initiative Human Resource (HR) Consultant

Res. # 2022-262

Moved by Councillor Brousseau
Seconded by Councillor Robertson

That Council approve the award of a contract to TROIS Collective Inc. in the amount of \$125,857.00 (plus HST) for the provision of professional support in Human Resource (HR) for Economic Development Department's Workforce Attraction and Retention Initiative.

Carried

6.7 Request for Proposal 2022-47 AV Upgrades

Res. # 2022-263

Moved by Councillor T. Vrebosch
Seconded by Councillor B. Vrebosch

That Council approve the award of a contract to Global Unified Solution Services Inc. in the amount of \$162,092.64 (plus HST) for the supply and installation of audio visual equipment in the City Council Chambers.

Carried

6.8 Request for Quote 2022-67 Upgrade to Internet Services and Transparent LAN Services

Res. # 2022-264

Moved by Councillor T. Vrebosch
Seconded by Councillor B. Vrebosch

That Council approve the award of a contract to NorthernTel Limited Partnership (o/a Ontera) in the amount of \$498,480.00 (plus HST) for the provision of internet connectivity and private TLS (Transparent LAN Services) connectivity to various municipal locations for a period of five (5) years with an option in favour of the City to extend the agreement for an additional term of up to five (5) years.

Carried

6.9 Request for Tender 2022-70 Algonquin-Front-Jane Intersection Widening

Councillor Maroosis declared a conflict on this item as "my son-in-law works for Kenalex one of the bidders".

Res. # 2022-265

Moved by Councillor Mayne
Seconded by Councillor King

That Council approve the award of a contract to Miller Paving Limited in the amount of \$1,668,045.00 (plus HST) for Algonquin-Front-Jane Intersection Widening.

Carried

6.10 Request for Proposal 2022-58 Tandem Fire Aerial Truck

Res. # 2022-266

Moved by Councillor Brousseau
Seconded by Councillor Robertson

That Council approve the award of a contract to Safetek
Emergency Vehicles in the amount of \$1,623,336.00 (plus HST)
for the provision of a tandem fire aerial truck.

Carried

6.11 Request for Extension to Draft Plan of Subdivision - Lotus
Development (City File 48T-14101)

Councillor Maroosis declared a conflict on this item as "my son-
in-law works for Kenalex (Lotus Dev.)".

Res. # 2022-267

Moved by Councillor Brousseau
Seconded by Councillor Robertson

That Council approve the request from Miller & Urso Surveying
Inc. on behalf of Rhombi North Bay Development I LP & Lotus
North Bay General Partner I Inc. for an extension to Draft
Approval of the Draft Plan of Subdivision (Subdivision File No.
48T-14101) from November 16, 2022 to November 16, 2024.

Carried

6.12 Laneway Closure Application - 328 King Street West

Res. # 2022-268

Moved by Councillor Brousseau
Seconded by Councillor Robertson

That:

1. Council approve the application by Gerardo Ortega to close
the laneway, as shown on Schedule "A" attached to Report to
Council CSBU 2022-043 dated July 27, 2022 by Peter Carello;
2. the closure of the laneway be subject to the granting of any
required easements; and
3. Council authorize the Chief Administrative Officer to initiate
normal closure procedures for the subject laneway.

Carried

6.13 Meadow Wood Subdivision - Pre-Servicing Agreement and
Redline Amendment

Councillor Maroosis declared a conflict on this item as "my son-in-law works for Kenalex Intrigo Holdings".

Res. # 2022-269

Moved by Councillor Brousseau
Seconded by Councillor Robertson

That:

1. Council approve the request from Miller & Urso Surveying Inc. on behalf of Intrigo Holdings Limited to revise the Draft Plan of Subdivision (City File No. 48T-87107) as indicated in Report to Council CSBU 2022-44 as shown on the revised Draft Plan of Subdivision prepared by Rick Miller, OLS, dated January 7, 2022, attached here to as Schedule B;
2. the conditions of draft approval to the Draft Plan of Subdivision (City File 48T-87107) be updated as outlined in Report to Council CSBU 2022-44;
3. Council authorize the execution of a Pre-Servicing Agreement with Intrigo Holdings Limited in a form satisfactory to the City Solicitor and City Engineer for the installation of services for Meadow Woods Subdivision (Phase 1, 20 lots) (City File 48T-87107);
4. the execution of the Pre-Servicing Agreement be conditional upon the final review and approval of the required engineering designs; and
5. an execution by-law be brought forward to the August 9, 2022 meeting of Council for three (3) readings.

Carried

6.14 Request for Tender 2022-71 Lee's Road Rehabilitation

Councillor Maroosis declared a conflict on this item as "my son-in-law works for Kenalex one of the bidders".

Res. # 2022-270

Moved by Councillor Mayne
Seconded by Councillor King

That City Council approves the award of a contract to Pioneer Construction Inc. in the amount of \$2,699,529.33 (plus HST) for Lee's Road Rehabilitation.

Carried

6.15 2022 General Year-End Projection as at June 30th

Res. # 2022-271

Moved by Councillor T. Vrebosch

Seconded by Councillor B. Vrebosch

That Council receive and file the City of North Bay's Year-end Financial Projection for the period ending June 30, 2022, as set out in Report to Council CORP 2022-79 dated July 25, 2022 from Laura Boissonneault.

Carried

6.16 Year-End Water & Wastewater Financial Projections as at June 30, 2022

Res. # 2022-272

Moved by Councillor T. Vrebosch

Seconded by Councillor B. Vrebosch

That Council receive and file the City of North Bay's Water and Wastewater Year-end Financial Projection for the period ending June 30, 2022, as set out in Report to Council CORP 2022-077 dated July 12, 2022 from Laura Boissonneault.

Carried

6.17 Heritage North Bay Agreement

Res. # 2022-273

Moved by Councillor T. Vrebosch

Seconded by Councillor B. Vrebosch

That:

1. Council authorize the Mayor and the Clerk to execute the Agreement between the City of North Bay and Heritage North Bay upon the approval of the Chief Administrative Officer, City Solicitor and Chief Financial Officer; and
2. an execution by-law be brought forward to Council for three (3) readings on August 9, 2022, authorizing the Mayor and the Clerk to execute the agreement.

Carried

6.18 Summary of Open and Active Capital Projects as at June 30, 2022

Res. # 2022-274

Moved by Councillor T. Vrebosch

Seconded by Councillor B. Vrebosch

That Council receive for information purposes the Summary of Open and Active Projects as at June 30, 2022, as set out in

Report to Council CORP 2022-086, dated July 22, 2022 from Blair Grant.

Carried

6.19 2022 Debenture Issue

Res. # 2022-275

Moved by Councillor T. Vrebosch

Seconded by Councillor B. Vrebosch

That:

1. Council authorize the Treasurer to submit an application to Ontario Infrastructure and Lands Corporation (OILC) on behalf of The Corporation of the City of North Bay (City) for financing capital works of the City, to authorize long-term borrowing for such works through the issue of debentures to OILC and to authorize the Mayor and Treasurer to enter into a rate offer letter agreement with OILC; and
2. the long term borrowing by-law be presented for three (3) readings on August 9, 2022.

Carried

6.20 Proposed Draft Plan of Subdivision application by Miller & Urso Surveying Inc. on behalf of 1804016 Ontario Inc. - Sherwood Forest - 0 Tower Drive (Sugarbush Street)

Councillor Valenti declared a conflict on this item as "I am related to the applicant".

Res. # 2022-276

Moved by Councillor Brousseau

Seconded by Councillor Robertson

That the proposed draft plan of subdivision by Miller & Urso Surveying Inc. on behalf of 1804016 Ontario Inc. – Sherwood Forest – 0 Tower Drive (Sugarbush Street) be received and referred to the Community Services Committee for a Public Meeting.

Carried

7. By-Laws for Consideration

Councillor Maroosis declared a conflict on this item.

All three (3) readings of By-Law 2022-81 "as my son-in-law works for Kenalex - Intrigo Holdings".

Res. # 2022-277

Moved by Councillor T. Vrebosch

Seconded by Councillor B. Vrebosch

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

By-Law No. 2022-74 to Amend By-Law No. 2007-228 (Being a By-Law to Adopt the Delegation of Powers and Duties Policy);

By-Law No. 2022-79 to Authorize the Execution of an Operating Agreement with Heritage North Bay, Heritage Railway and Carousel Company, North Bay Area Museum Society and North Bay Heritage Gardeners.

By-Law No. 2022-83 to approve the submission of an application to Ontario Infrastructure and Lands Corporation ("OILC") for the long-term financing of certain capital work(s) of The Corporation of the city North Bay (the "Municipality"); and to authorize the entering into a Rate Offer Letter Agreement pursuant to which the Municipality will issue debentures to OILC.

Carried

Res. # 2022-278

Moved by Councillor T. Vrebosch

Seconded by Councillor B. Vrebosch

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

By-Law No. 2022-74 to Amend By-Law No. 2007-228 (Being a By-Law to Adopt the Delegation of Powers and Duties Policy).

By-Law No. 2022-79 to Authorize the Execution of an Operating Agreement with Heritage North Bay, Heritage Railway and Carousel Company, North Bay Area Museum Society and North Bay Heritage Gardeners.

By-Law No. 2022-83 to approve the submission of an application to Ontario Infrastructure and Lands Corporation ("OILC") for the long-term financing of certain capital work(s) of The Corporation of the city North Bay (the "Municipality"); and to authorize the entering into a Rate Offer Letter Agreement pursuant to which the Municipality will issue debentures to OILC.

Carried

Res. # 2022-279

Moved by Councillor T. Vrebosch

Seconded by Councillor B. Vrebosch

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

By-Law No. 2022-81 to Authorize the Execution of a Subdivision Pre-Servicing Agreement with Intrigo Holdings Limited and 962501 Ontario Limited relating to Meadow Wood Subdivision - Phase I.

Carried

Res. # 2022-280

Moved by Councillor T. Vrebosch
Seconded by Councillor B. Vrebosch

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

By-Law No. 2022-81 to Authorize the Execution of a Subdivision Pre-Servicing Agreement with Intrigo Holdings Limited and 962501 Ontario Limited relating to Meadow Wood Subdivision - Phase I.

Carried

Res. # 2022-281

Moved by Councillor Brousseau
Seconded by Councillor Robertson

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

By-Law No. 2022-76 to Amend Zoning By-Law No. 2015-30 for the Purpose of Defining and Regulating Short-Term Rentals.

By-Law No. 2022-77 to Licence, Regulate and Govern Short-Term Rentals in the City of North Bay.

Carried

Res. # 2022-282

Moved by Councillor Brousseau
Seconded by Councillor Robertson

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

By-Law No. 2022-76 to Amend Zoning By-Law No. 2015-30 for the Purpose of Defining and Regulating Short-Term Rentals.

By-Law No. 2022-77 to Licence, Regulate and Govern Short-Term Rentals in the City of North Bay.

Carried

8. Motions

8.1 Pedestrian Crossing - Oak Street

Res. # 2022-283

Moved by Councillor Mendicino
Seconded by Councillor Bain

Whereas investments in the City's downtown and waterfront such as, the multi-use courts, splash pad, playground, all wheel track and the downtown reconstruction will bring more people to the area.

Therefore Be It Resolved that Council direct staff to bring forward options to the 2023 budget discussions for Council's consideration with respect to the pedestrian cross-walk on Oak Street (at the walkway building).

Carried

9. In-Camera Correspondence

Res. # 2022-284

Moved by Councillor T. Vrebosch

Seconded by Councillor B. Vrebosch

That Council adjourn in-camera pursuant to section 239.(2) of the *Municipal Act, 2001*, as amended at 8:10 p.m. for the following reasons:

Item No. 9.2, being the security of property of the municipality;

Item No. 9.3, being litigation, including matters before administrative tribunals, affecting the municipality;

Item No. 9.4, being advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

Item No. 9.5, being a proposed disposition of land by the municipality;

Item No. 9.6, being advice that is subject to solicitor-client privilege and communication necessary for that purpose and litigation affecting the municipality;

Item No. 9.7, being instructions to be applied to any negotiations carried on by the municipality;

Item No. 9.8, being a proposed disposition of land by the municipality;

Item No. 9.9, being litigation, including matters before administrative tribunals, affecting the municipality;

Item No. 9.10, being a proposed lease of land by the municipality; and

Item No. 9.11, being a potential disposition of land by the municipality.

Carried

Res. # 2022-285

Moved by Councillor T. Vrebosch

Seconded by Councillor B. Vrebosch

That Council reconvene at 9:44 p.m.

Carried

9.7 Confidential Report from Beverley Hillier and Adam Lacombe dated July 29, 2022, being instructions to be applied to any negotiations carried on by the municipality.

Res. # 2022-286

Moved by Councillor Brousseau

Seconded by Councillor Robertson

That Council:

1. not authorize the execution of a Pre-Servicing Agreement with Laurentian Heights Limited for the installation of services

for Laurentian Heights Subdivision – Kenreta Drive (Phase IV – 21 Lots) (City File 48T-93101); and

2. authorize staff to continue to negotiate the terms for Trunk Sanitary cost share for the subject Pre-Servicing Agreement and the Draft Subdivision Agreement (attached as an Appendix A) with Laurentian Heights Limited for a portion of Kenreta Drive, including a total of twenty-one (21) lots.

Carried

- 9.9 Confidential Report from Peter Leckie and Beverley Hillier dated July 28, 2022, being litigation, including matters before administrative tribunals, affecting the municipality.

Res. # 2022-287

Moved by Councillor Brousseau
Seconded by Councillor Robertson

That Council direct City Staff attend the Ontario Land Tribunal Hearing as a party to defend Council's decision to approve the Zoning By-law Amendment by Shortt Acquisitions Inc. on behalf of Terrace Management Inc. – 111 Cartier Street.

Carried

- 9.10 Confidential Report from Ian Kilgour dated July 27, 2022, being a proposed lease of land by the municipality.

Res. # 2022-288

Moved by Councillor Brousseau
Seconded by Councillor Robertson

That:

1. Council authorize the Mayor and the Clerk to execute the Renewal Agreement between the City of North Bay and North Bay Apollo Gymnastics Club Inc. attached to Report to Council CSBU-2022-047; and
2. an execution by-law be brought forward to Council for three (3) readings on August 9, 2022, authorizing the Mayor and the Clerk to execute the agreement.

Carried

- 9.11 Confidential Report from Peter Leckie dated July 29, 2022, being a potential disposition of municipal property.

Res. # 2022-289

Moved by Councillor T. Vrebosch
Seconded by Councillor B. Vrebosch

That Council:

1. approve the sale of City owned vacant land as illustrated in Schedule "B" to the Offer to Purchase, the exact description

thererof to be confirmed by reference plan, on terms and conditions as set out in the Offer to Purchase presented by Nordic Minesteel Technologies Inc.;

2. authorize the Mayor, City Clerk and City Solicitor to execute the Offer to Purchase and all appropriate sale documents as may be required;
3. authorize that the net proceeds of sale be placed in the Airport Reserve Fund (99521R); and
4. authorize the by-law of the sale of the property be given three (3) readings on August 9, 2022.

Record of Vote Upon the Request of Councillor T. Vrebosch

Yeas: Councillors T. Vrebosch, Robertson, Brousseau, Valenti, Maroosis, B. Vrebosch, Bain, Mendicino, Mayne, King and Mayor McDonald

Nays: Nil

Carried

Res. # 2022-290

Moved by Councillor T. Vrebosch

Seconded by Councillor B. Vrebosch

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

By-Law 2022-84 to authorize the execution of an Agreement of Purchase and Sale with Nordic Minesteel Technologies Inc. for part of Block 5, Plan 36M-671, Roundel Road (Airport Industrial Park).

Carried

Res. # 2022-291

Moved by Councillor T. Vrebosch

Seconded by Councillor B. Vrebosch

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

By-Law 2022-84 to authorize the execution of an Agreement of Purchase and Sale with Nordic Minesteel Technologies Inc. for part of Block 5, Plan 36M-671, Roundel Road (Airport Industrial Park).

Carried

Res. # 2022-292

Moved by Councillor Brousseau

Seconded by Councillor Robertson

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

By-Law 2022-80 to authorize the execution of a Renewal Agreement with North Bay Apollo Gymnastics Club Inc.

Carried

Res. # 2022-293

Moved by Councillor Brousseau
Seconded by Councillor Robertson

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

By-Law 2022-80 to authorize the execution of a Renewal Agreement with North Bay Apollo Gymnastics Club Inc.

Carried

10. Giving Notice (Notice of Motion)

11. Confirmatory By-Law

Res. # 2022-294

Moved by Councillor T. Vrebosch
Seconded by Councillor B. Vrebosch

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

By-Law No. 2022-75 to confirm proceedings of the Regular Meeting of Council held on August 9, 2022.

Carried

Res. # 2022-295

Moved by Councillor T. Vrebosch
Seconded by Councillor B. Vrebosch

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

By-Law No. 2022-75 to confirm proceedings of the Regular Meeting of Council held on August 9, 2022.

Carried

12. Adjournment

Res. # 2022-296

Moved by Councillor Mendicino
Seconded by Councillor Maroosis

That this Regular Meeting of Council do now adjourn at 9:50 p.m.

Carried

Mayor Allan McDonald

City Clerk Karen McIsaac