



## Regular Meeting of City Council

### Minutes

May 21, 2024, 6:30 p.m.

Council Chambers

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

Members Present: Mayor Chirico, Councillor Horsfield, Councillor Inch, Councillor Mallah, Councillor King, Councillor Lowery, Councillor Bain, Councillor Gardiner, Councillor Vrebosch, Councillor Mayne, Councillor Mitchell

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

1.1 Councillor Gardiner - Proposed Zoning By-Law Amendment and Draft Plan of Condominium applications by Tulloch Geomatics Inc. on behalf of Catharine Hunter and Gary Gardiner - 1060 McIntyre Street West and an Unaddressed Vacant Lot on McIntyre Street West

as I own the property in relation to the rezoning.

1.2 Councillor Gardiner - By-Laws 2024-22 and 2024-23

All three readings of By-Law 2024-22 and By-Law 2024-23 as I own property in the DIA.

1.3 Councillor Mayne - By-Laws 2024-22 and 2024-23

All three readings of By-Law 2024-22 and By-Law 2024-23 as I own property in the DIA.

## 2. Public Presentations

2.1 Gisele Hebert, Executive Director, The Children's Aid Society of the District of Nipissing and Parry Sound - 140 Elmwood

Community Hub being designated as an Youth Awareness Hub of Ontario

**3. Public Meeting Minutes**

**Res. # 2024-156**

Moved by Councillor Inch

Seconded by Councillor Mitchell

That the minutes for the public meetings held on:

- Tuesday, April 30, 2024;
- Tuesday, May 7, 2024; and
- Monday, May 13, 2024

be adopted as presented.

Carried

**4. Motion for Reconsideration**

**5. Committee Reports**

5.1 Transit Fares

**Res. # 2024-157**

Moved by Councillor Inch

Seconded by Councillor King

**General Government Committee Report No. 2024-11**

May 21, 2024

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

Your Worship and Councillors:

The General Government Committee presents Report No. 2024-11 and recommends:

That:

1. Council authorize the City Clerk to amend City of North Bay By-Law 2023-02, being a By-Law to Authorize User Fees for City Departments, as set out in Report to Council CSBU 2024-020 dated April 25, 2024, re: transit fares, with the exception that transit fares come into effect on September 1, 2024.

All of which is respectfully submitted.

**Record of Vote (Upon the Request of Councillor Bain):**

Yeas: Councillors Bain, Mitchell, Inch, Gardiner, Mallah, Lowery, King, Mayne and Mayor Chirico.

Nays: Councillor Vrebosch.

Carried

5.2 Zoning By-Law Amendment - Duplexes and Triplexes

**Res. # 2024-158**

Moved by Councillor Mallah

Seconded by Councillor King

**Community Services Committee Report No. 2024-06**

May 21, 2024

To The Council

Of The Corporation

Of The City Of North Bay

Your Worship and Councillors:

The Community Services Committee presents Report No. 2024-06 and recommends:

That:

1. Council approve an amendment to Zoning By-Law 2015-30 to amend the current Residential Sixth Density (R6) zone to include duplexes and triplexes as permitted uses as on Schedule "A" to Report to Council CSBU 2024-18 by Adam Curran dated April 11, 2024.

All of which is respectfully submitted.

Carried

- 5.3 Zoning By-Law Amendment and Draft Plan of Condominium - Highland Woods Developments Inc. - Golf Club Road (unaddressed)

**Res. # 2024-159**

Moved by Councillor Mallah  
Seconded by Councillor King

**Community Services Committee Report No. 2024-07**

May 21, 2024

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

Your Worship and Councillors:

The Community Services Committee presents Report No. 2024-07 and recommends:

That:

1. Council approve the proposed Zoning By-law Amendment by Tulloch Geomatics Inc. on behalf of the property owner, Highland Woods Developments Inc., to rezone the property legally described in Appendix A to Report to Council No. CSBU 2024-021 dated May 2, 2024 by Peter Carello, an unaddressed lot on Golf Club Road, from a "Residential Third Density (R3)" zone to a "Residential Sixth Density Special (R6 Sp.)" zone; and
2. the proposed Plan of Condominium (42 units, Condominium File No. 48CDM-24101) application by Tulloch Geomatics Inc. on behalf of the property owner, Highland Woods Developments Inc., for lands described in Appendix A to Report to Council Number CSBU 2024-021, as shown as on Schedule "B" be given Draft Approval subject to the conditions in Appendix C to Report to

Council Number CSBU 2024-021 dated May 2, 2024 by Peter Carello;

3. 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

## **6. Correspondence**

- 6.1 Resignation of Allyson Bursey from the Board of Management of the Downtown Improvement Area (DIA)

### **Res. # 2024-160**

Moved by Councillor Inch  
Seconded by Councillor Mallah

That the resignation from Allyson Bursey from the Board of Management of the Downtown Improvement Area (DIA) be received and Ms. Bursey be thanked for her involvement on the Board.

Carried

- 6.2 Proposed Zoning By-Law Amendment and Draft Plan of Condominium applications by Tulloch Geomatics Inc. on behalf of Catharine Hunter and Gary Gardiner - 1060 McIntyre Street West and an Unaddressed Vacant Lot on McIntyre Street West

Councillor Gardiner declared a conflict on this item. (as I own the property in relation to the rezoning.)

### **Res. # 2024-161**

Moved by Councillor Mallah  
Seconded by Councillor King

That the proposed Zoning By-Law Amendment and Draft Plan of Condominium applications by Tulloch Geomatics Inc. on behalf of

Catharine Hunter and Gary Gardiner – 1060 McIntyre Street West and an Unaddressed Vacant Lot on McIntyre Street West be received and referred to the Community Services Committee for a Public Meeting.

Carried

6.3 Request for Tender 2024-21, 2024 Asphalt Resurfacing Program

**Res. # 2024-162**

Moved by Councillor Mitchell

Seconded by Councillor Mayne

That Council approve the award of a contract to Pioneer Construction Inc. in the amount of \$3,709,802.00 (plus HST), for the provision of the 2024 Asphalt Resurfacing Program.

Carried

6.4 Request for Proposal 2024-10, Medium Duty Crew Cab Truck

**Res. # 2024-163**

Moved by Councillor Mitchell

Seconded by Councillor Mayne

That Council approve the award of a contract to Lewis Motor Sales (North Bay) in the amount of \$197,501.30 (plus HST), for the provision of a Medium Duty Crew Cab Truck.

Carried

6.5 Final Approval - Sherwood Forest Subdivision, Phase 2

**Res. # 2024-164**

Moved by Councillor Mallah

Seconded by Councillor King

That Council:

1. grant final approval to Phase 2, Sherwood Forest Subdivision, (Katie Ann Crescent – 28 Lots and 4 Blocks) – City File No. 48T-22101;
2. authorize the Mayor and City Clerk to sign the Subdivision Agreement with 1804016 Ontario Inc. for Sherwood Forest - Phase 2, in order to permit the next phase of Sherwood Forest Subdivision, consisting of 28 Lots and 4 Blocks, upon receipt of all Subdivision Agreement requirements; and
3. authorize an execution by-law be brought forward for three (3) readings at the Regular Meeting of Council held May 21, 2024.

Carried

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

Councillor Gardiner declared a conflict on this item. (All three readings of By-Law 2024-22 and By-Law 2024-23 as I own property in the DIA.)

Councillor Mayne declared a conflict on this item. (All three readings of By-Law 2024-22 and By-Law 2024-23 as I own property in the DIA.)

### **Res. # 2024-165**

Moved by Councillor Inch

Seconded by Councillor Mallah

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

By-Law No. 2024-22 to amend By-Law No.1977-144, being a by-law to designate an Improvement Area to be known as the Downtown Improvement Area and to establish a Board of Management (to revise the maximum charges).

By-Law No. 2024-23 to provide for the levy and collection of special charges in respect of certain Business Improvement Areas.

Carried

**Res. # 2024-166**

Moved by Councillor Inch  
Seconded by Councillor Mallah

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

By-Law No. 2024-22 to amend By-Law No.1977-144, being a by-law to designate an Improvement Area to be known as the Downtown Improvement Area and to establish a Board of Management (to revise the maximum charges).

By-Law No. 2024-23 to provide for the levy and collection of special charges in respect of certain Business Improvement Areas.

Carried

**Res. # 2024-167**

Moved by Councillor Mitchell  
Seconded by Councillor Mallah

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

By-Law No. 2024-37 to set 2024 tax ratios for prescribed property classes.

By-Law No. 2024-38 to set 2024 tax rates and to levy taxes for the year 2024.

By-Law No. 2024-42 to amend Zoning By-Law No. 2015-30 to include Duplex and Triplex within the R6 Zone of the City of North Bay.

By-Law No. 2024-43, being a by-law to amend By-Law No. 2023-02, to authorize User Fees for City Departments ( Schedule "M").

By-Law No. 2024-44 to amend Traffic By-Law No. 20014-38 (Schedule 5 - Speed Limits and Schedule 7 - Community Safety Zones).

By-Law No. 2024-45 to authorize the execution of a Subdivision Agreement between The Corporation of the City of North Bay and 1804016 Ontario Inc. - Sherwood Forest, Phase 2.



By-Law No. 2024-46 to rezone certain lands on Golf Club Road (unaddressed) (Highland Woods Development Inc. - Golf Club Road (unaddressed)).

By-Law No. 2024-47 to designate a Site Plan Control Area on certain lands on Golf Club Road (unaddressed) (Highland Woods Development Inc. - Golf Club Road (unaddressed)).

Carried

**Res. # 2024-168**

Moved by Councillor Mitchell  
Seconded by Councillor Mallah

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

By-Law No. 2024-37 to set 2024 tax ratios for prescribed property classes.

By-Law No. 2024-38 to set 2024 tax rates and to levy taxes for the year 2024.

By-Law No. 2024-42 to amend Zoning By-Law No. 2015-30 to include Duplex and Triplex within the R6 Zone of the City of North Bay.

By-Law No. 2024-43, being a by-law to amend By-Law No. 2023-02, to authorize User Fees for City Departments ( Schedule "M").

By-Law No. 2024-44 to amend Traffic By-Law No. 20014-38 (Schedule 5 - Speed Limits and Schedule 7 - Community Safety Zones).

By-Law No. 2024-45 to authorize the execution of a Subdivision Agreement between The Corporation of the City of North Bay and 1804016 Ontario Inc. - Sherwood Forest, Phase 2.

By-Law No. 2024-46 to rezone certain lands on Golf Club Road (unaddressed) (Highland Woods Development Inc. - Golf Club Road (unaddressed)).

By-Law No. 2024-47 to designate a Site Plan Control Area on certain lands on Golf Club Road (unaddressed) (Highland Woods Development Inc. - Golf Club Road (unaddressed)).

Carried

**8. Motions**

**9. In-Camera Correspondence**

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

**11. Confirmatory By-Law**

**Res. # 2024-169**

Moved by Councillor Gardiner  
Seconded by Councillor Vrebosch

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

By-Law No. 2024-41 to confirm the proceedings of the Regular Meeting of Council held on May 21, 2024.

Carried

**Res. # 2024-170**

Moved by Councillor Gardiner  
Seconded by Councillor Vrebosch

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

By-Law No. 2024-41 to confirm the proceedings of the Regular Meeting of Council held on May 21, 2024.

Carried

**12. Adjournment**

**Res. # 2024-171**

Moved by Councillor Gardiner  
Seconded by Councillor Bain

That this Regular Meeting of Council do now adjourn at 7:40 p.m.

Carried

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Mayor Peter Chirico

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City Clerk Karen McIsaac