



Committee Meeting of Council Minutes

June 18, 2024, 6:30 p.m.

Council Chambers

all - 200 McIntyre Street East, North Bay, ON

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

Members Absent: Councillor Lowery

Community Services Committee

Public Meeting pursuant to the Planning Act

CSBU 2024-06 Report from Peter Carello dated June 7, 2024 re: Proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan Subdivision by Tulloch Geomatics Inc. on behalf of the property owner, 2498643 Ontario Limited – 4250 Widdifield Station Road

Councillor Mallah read the draft recommendation for the Committee's consideration.

The City Clerk advised that notice of the meeting was given by prepaid first class mail on the 29th day of May, 2024 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 Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications.

Councillor Mallah asked for public presentations in support of or objecting to the Official Plan Amendment, By-Law Amendment and Draft Plan of Subdivision applications..

Presentations:

1. Steve McArthur, Agent for the Applicant:

- As part of the application process they review any identified species at risk through bog mapping.
- There were no species at risk identified.
- This application was brought before DART, where both the MECP and NBMCA were in attendance and they had no comments.
- There maybe pileated woodpeckers in and out of the area.
- The Developer has not indicated if they intend to use additional dwelling units.

2. Randy Guy:

- Woodpeckers are a minor concern, more concerned that the woodpecker's homes will be destroyed.
- Environmental studies need to be completed to see if the woodpeckers do have homes in this area.
- Another issue is the blasting and the insurance. The base rock in this area is granite which transmits vibrations for a long distance.
- Well is an Aquaphor and if the rock is cracked and there is no water what good is the insurance.
- If the foundation is cracked from the blasting and it is not habitable what good is the insurance.
- The existing driveway is still a hazard.

3. Tanya D'Amore:

- Will be affected directly.
- Has lived at this address for 27 years.
- The traffic will increase.
- They have a dug well and the construction will affect the sediment.
- Why do they have to have the five lots straight across the front.
- The quality of life will be affected.

4. Paul D'Amore:

- Self-employed in construction.
- Their home is directly below these lots - everything goes down hill.
- The road was paved and now is gravel
- There is 10 to 15 times more traffic.
- Want more environmental studies.
- Construction will drive the animals away.
- The owner has never lived on the property and is required to do so before they can rezone.

Infrastructure and Operations Committee

No Items Addressed.

General Government Committee

No Items Addressed.

Committee Meeting ended at 7:25 p.m.

Mayor Peter Chirico

City Clerk Karen McIsaac