



**Regular Meeting of City Council
Minutes**

**February 11, 2025, 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 Gardiner, Councillor Mayne, Councillor Mitchell

Members Absent: Councillor Bain, Councillor Vrebosch

1. Declaration of Pecuniary Interest and the General Nature Thereof

1.1 Councillor Mitchell - Proposed Zoning By-Law Amendment by Goodridge Goulet Planning & Surveying Ltd. on behalf of Millford Development Limited - 150 Mountainview Drive, as one of the owner's is my husband's employer.

1.2 Councillor Mitchell - By-Laws for Consideration

All Three readings for By-Law No, 2025-19, as one of the owner's is my husband's employer.

2. Public Presentations

2.1 Holly Cunningham, Creative Industries North Bay - Report on Creative Industries 2024 Year and Highlight of Upcoming Activities

2.2 Dick Ouderkerk, Cedar Heights Neighbourhood - Concerns related to Canadore College Long-Term Care Development

3. Public Meeting Minutes

Res. # 2025-44

Moved by Councillor Gardiner

Seconded by Councillor Mitchell

That the minutes for the public meetings held on:

- Monday, January 27, 2025; and

- Tuesday, January 28, 2025

be adopted as presented.

Carried

4. Motion for Reconsideration

5. Committee Reports

- 5.1 Proposed Official Plan Amendment and Zoning By-Law Amendment by Tulloch Geomatics Inc. on behalf of Lidrani Holdings Inc. - Booth Road

Res. # 2025-45

Moved by Councillor Mallah
Seconded by Councillor King

That Community Services Committee Report No. 2025-01 relating to:

- Proposed Official Plan Amendment and Zoning By-Law Amendment by Tulloch Geomatics Inc. on behalf of Lidrani Holdings Inc. – Booth Road

be adopted as presented.

Community Services Committee Report No. 2025-01

February 11, 2025

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

Your Worship and Councillors:

The Community Services Committee presents Report No. 2025-01 and recommends:

“That:

1. the proposed Official Plan Amendment application by Tulloch Geomatics Inc. on behalf of the property owner, Lidrani Holdings Inc. to amend the Official Plan Designation for the property legally described in Appendix A and as shown on Schedule B to Report to Council No. CSBU 2025-003, prepared by Peter Carello dated January 15, 2025 from “General Industry” to “Residential” be approved; and
2. the proposed Zoning By-law Amendment by Tulloch Geomatics Inc. on behalf of the property owner, Lidrani Holdings Inc. to amend the zoning for the property legally described in Appendix A and as shown on Schedule C to Report to Council No. CSBU 2025-003 prepared by Peter Carello dated January 15, 2025 from a “General Industrial (M2)” zone to a “Residential Holding (RH)” zone be approved.”

All of which is respectfully submitted.

Carried

- 5.2 Proposed Zoning By-Law Amendment by Goodridge Goulet Planning & Surveying Ltd. on behalf of Azitav Mondal and Shualy Sen - 41 Gertrude Street East

Res. # 2025-46

Moved by Councillor Mallah
Seconded by Councillor King

That Community Services Committee Report No. 2025-02
relating to:

- Proposed Zoning By-Law Amendment by Goodridge Goulet Planning & Surveying Ltd. on behalf of Azitav Mondal and Shualy Sen – 41 Gertrude Street East

be adopted as presented.

Community Services Committee Report No. 2025-02

February 11, 2025

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

Your Worship and Councillors:

The Community Services Committee presents Report No. 2025-02 and recommends:

“That the proposed Zoning By-law Amendment by Goodridge Goulet Planning & Surveying Ltd. on behalf of the property owners, Azitav Mondal and Shualy Sen, to rezone the property known locally as 41 Gertrude Street East and legally described in Appendix A to Report to Council No. CSBU 2024-057 prepared by Peter Carello dated November 28, 2024 from a “Residential Second Density (R2)” zone to a “Residential Sixth Density Special (R6 Sp.)” zone be approved.”

All of which is respectfully submitted.

Carried

- 5.3 Proposed Zoning By-Law Amendment by Goodridge Goulet Planning & Surveying Ltd. on behalf of Millford Development Limited - 150 Mountainview Drive

Councillor Mitchell declared a conflict on this item, as one of the owner's is my husband's employer.

Res. # 2025-47

Moved by Councillor Mallah
Seconded by Councillor King

That Community Services Committee Report No. 2025-03
relating to:

- Proposed Zoning By-Law Amendment by Goodridge Goulet Planning & Surveying Ltd. on behalf of Millford Development Limited – 150 Mountainview Drive

be adopted as presented.

Community Services Committee Report No. 2025-03

February 11, 2025

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

Your Worship and Councillors:

The Community Services Committee presents Report No. 2025-03 and recommends:

“That the proposed Zoning By-Law Amendment by Goodridge Goulet Planning & Surveying Ltd on behalf of the property owner, Millford Development Limited, to rezone the property legally described in Appendix A and as shown on Schedule A to Report to Council No. CSBU 2025-004 prepared by Peter Carello dated January 16, 2025 from a “Neighbourhood Commercial (C5)” zone to a “Residential Multiple Second Density Special (RM2 Sp.)” zone be approved.”

All of which is respectfully submitted.

Carried

6. Correspondence

6.1 City of North Bay Procedural By-Law Amendments

Res. # 2025-48

Moved by Councillor Horsfield
Seconded by Councillor Inch

That Council refer Report to Council CORP 2025-10 dated January 22, 2025 from Peter Leckie and Karen McIsaac re City of North Bay Procedural By-Law Amendments to the General Government Committee.

Carried

6.2 2025 Debenture Issue

Res. # 2025-49

Moved by Councillor Horsfield
Seconded by Councillor Inch

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. a by-law be presented for three (3) readings on February 11, 2025.

Carried

6.3 Marina Lease Agreement Renewal

Res. # 2025-50

Moved by Councillor Mitchell
Seconded by Councillor Mayne

That:

1. Council approve the renewal of the Marina Lease Agreement with the Small Craft Harbours Branch of Fisheries and Oceans Canada, for the management and operations of the North Bay Marina expiring March 31st, 2026, with an annual rental rate based on the greatest of 20% of gross revenue from the operation of the premises or \$500.00; and
2. the Chief Administrative Officer and City Clerk be authorized to execute the lease satisfactory to the City Solicitor, Chief Financial Officer and the Acting City Engineer.

Carried

6.4 Request for Tender 2024-94, Premier Road Sidewalk Program

Res. # 2025-51

Moved by Councillor Mitchell
Seconded by Councillor Mayne

That Council:

1. authorize the award of a contract to Pioneer Construction Inc. in the amount of \$2,172,196.98 (plus HST), for the provision of Request for Tender 2024-94, Premier Road Sidewalk Program; and
2. acknowledge the pre-commitment against the 2025 General Capital Budget, as authorized through Report to Council CORP 2024-100 – Approval of 50% of the Prior Year's Capital Funding Envelope.

Carried

7. By-Laws for Consideration

Councillor Mitchell declared a conflict on this item. All Three readings for By-Law No, 2025-19, as one of the owner's is my husband's employer.

Res. # 2025-52

Moved by Councillor Mallah
Seconded by Councillor King

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

By-Law No. 2025-06 to authorize temporary borrowing from time to time to meet current expenditures during the fiscal year ending December 31, 2025.

By-Law No. 2025-12 to approve the submission of an application to Ontario Infrastructure and Lands Corporation ("OILC") for the long-term financing of certain capital works of The Corporation of the City of North Bay (The "Municipality"); and to authorize the entering into of a rate offer letter agreement pursuant to which the Municipality will issue debentures to OILC.

By-Law No. 2025-16 - Official Plan Amendment No. 34 (Lidrani Holdings Inc. - Booth Road).

By-Law No. 2025-17 to rezone certain lands on Booth Road (Lidrani Holdings Inc. - Booth Road).

By-Law No. 2025-18 to rezone certain lands on Gertrude Street East (Azitav Mondal & Shualy Sen - 41 Gertrude Street East).

Carried

Res. # 2025-53

Moved by Councillor Mallah
Seconded by Councillor King

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

By-Law No. 2025-06 to authorize temporary borrowing from time to time to meet current expenditures during the fiscal year ending December 31, 2025.

By-Law No. 2025-12 to approve the submission of an application to Ontario Infrastructure and Lands Corporation ("OILC") for the long-term financing of certain capital works of The Corporation of the City of North Bay (The "Municipality"); and to authorize the entering into of a rate offer letter agreement pursuant to which the Municipality will issue debentures to OILC.

By-Law No. 2025-16 - Official Plan Amendment No. 34 (Lidrani Holdings Inc. - Booth Road).

By-Law No. 2025-17 to rezone certain lands on Booth Road (Lidrani Holdings Inc. - Booth Road).

By-Law No. 2025-18 to rezone certain lands on Gertrude Street East (Azitav Mondal & Shualy Sen - 41 Gertrude Street East).

Carried

Res. # 2025-54

Moved by Councillor Mallah
Seconded by Councillor King

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

By-Law No. 2025-19 to rezone certain lands on Mountainview Drive (Millford Development Limited - 150 Mountainview Drive).

Carried

Res. # 2025-55

Moved by Councillor Mallah
Seconded by Councillor King

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

By-Law No. 2025-19 to rezone certain lands on Mountainview Drive (Millford Development Limited - 150 Mountainview Drive).

Carried

8. Motions

9. In-Camera Correspondence

Res. # 2025-56

Moved by Councillor Horsfield
Seconded by Councillor Inch

That Council adjourn in-camera pursuant to section 239.(2) of the *Municipal Act, 2001*, as amended at 7:07 p.m. for the following reasons:

Item No.'s 9.2 and 9.3, being personal matters about identifiable individuals, including municipal or local board employees; and

Item No. 9.4, being a proposed acquisition of land by the municipality or local board.

Carried

Res. # 2025-57

Moved by Councillor Horsfield
Seconded by Councillor Inch

That Council reconvene at 7:25 p.m.

Carried

9.2 Confidential report from Karen McIsaac dated January 20, 2025 re Personal matters about an identifiable individual, including municipal or local board employees

Res. # 2025-58

Moved by Councillor Mallah
Seconded by Councillor Mitchell

That Council appoint Councillor Horsfield to Clean Green Beautiful North Bay for a term to expire November 14, 2026.

Carried

9.3 Confidential report from Karen McIsaac dated January 31, 2025 re Personal matters about an identifiable individual, including municipal or local board employees

Res. # 2025-59

Moved by Councillor Horsfield
Seconded by Councillor Inch

That Council appoint Jennifer Wright to the Municipal Heritage Committee for a term to expire on November 14, 2026.

Carried

10. Giving Notice (Notice of Motion)

11. Confirmatory By-Law

Res. # 2025-60

Moved by Councillor Gardiner
Seconded by Councillor Lowery

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

By-Law No. 2025-13 to confirm proceedings of the Regular Meeting of Council held on February 11 2025.

Carried

Res. # 2025-61

Moved by Councillor Gardiner
Seconded by Councillor Lowery

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

By-Law No. 2025-13 to confirm proceedings of the Regular Meeting of Council held on February 11 2025.

Carried

12. Adjournment

Res. # 2025-62

Moved by Councillor Gardiner
Seconded by Councillor Lowery

That this Regular Meeting of Council do now adjourn at 7:26 p.m.

Carried

Mayor Peter Chirico

City Clerk Karen McIsaac