

Special Committee Meeting Minutes

January 28, 2025, 5:30 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 Mitchell

Members Absent: Councillor Vrebosch, Councillor Mayne

Community Services Committee

Public Meetings pursuant to the Planning Act

CS 2024-13 Report from Peter Carello, dated January 15, 2025 re: Proposed Official Plan and Zoning By-Law Amendments by Tulloch Geomatics Inc. on behalf of Lidrani Holdings Inc. - Birchs Road (Unaddressed)

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 20th day of December, 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, and Rezoning applications.

Councillor Mallah asked for public presentations in support of or objecting to the Official Plan Amendment and Rezoning applications.

Presentation:

Steve McArthur, Agent for the Applicant.

- This is the first step to prepare the canvas for what is being proposed.
- The Applicant will be making applications for full rezoning, condominiums and/or subdivision.
- Bay Builders will be building West Pointe Village on this site and have recently held a meeting at the Public Library to see what people need and want.
- FRI Environmental will be conducting an Environmental Impact Report and any comments contained in this report will need to be addressed before any approvals are received.

Direction: Committee Report be brought forward to Council.

CS 2024-12 Report from Peter Carello, dated November 28, 2024 re: Proposed Zoning By-law Amendment by Goodridge Goulet Planning & Surveying Ltd. on behalf of Azitav Mondal and Shualy Sen – 41 Gertrude Street East

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 20th day of December, 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 Zoning By-Law amendment.

Councillor Mallah asked for public presentations in support of or objecting to the Zoning By-Law amendment.

Presentation:

Paul Goodridge, Agent for the Applicant.

- Received a petition from citizens supporting this application.

Direction: Committee Report be brought forward to Council.

CS 2024-14 Report from Peter Carello, dated January 16, 2025 re: 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 owners is my husband's employer.")

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 20th day of December, 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 Zoning By-Law amendment.

Councillor Mallah asked for public presentations in support of or objecting to the Zoning By-Law amendment.

No Presentations.

Direction: Committee Report be brought forward to Council.

General Government Committee

No Items addressed.

Infrastructure and Operations Committee

No Items addressed.

Special Committee Meeting of Council adjourned at 6:04 p.m.

Mayor Peter Chirico

City Clerk Karen McIsaac