

April 8, 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 Bain, Councillor Gardiner, Councillor Mayne,
Councillor Mitchell

Members Absent: Councillor Vrebosch

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

2. Public Presentations

2.1 Ed Valenti, Dionne Quints Heritage Board re Operating Budget

3. Public Meeting Minutes

Res. # 2025-136

Moved by Councillor Horsfield

Seconded by Councillor Mitchell

That the minutes for the public meetings held on:

- Monday, March 17, 2025;
- Monday, March 24, 2025; and
- Tuesday, March 25, 2025

be adopted as presented.

Carried

4. Motion for Reconsideration

5. Committee Reports

5.1 City's Housing Action Plan Update

Res. # 2025-137

Moved by Councillor Mallah

Seconded by Councillor King

That Community Services Committee Report No. 2025-04 relating to:

- City's Housing Action Plan Update

be adopted as presented.

Community Services Committee Report No. 2025-04

April 8, 2025

To The Council

Of The Corporation

Of The City Of North Bay

Your Worship and Councillors:

The Community Services Committee presents Report No. 2025-04 and recommends:

That Council:

1. recognize the seven initiatives identified in the City of North Bay's Housing Accelerator Fund application as presented in Report to Council CSBU-2025-011 dated February 11, 2025, prepared by Adam Curran;
2. direct staff to examine the definition of "affordable housing" and report back to Council; and
3. authorize staff to amend the City's Housing Action Plan to reflect the seven initiatives.

All of which is respectfully submitted.

Record of Vote Upon the Request of Councillor Mallah:

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

Nays: Nil

Carried

- 5.2 Official Plan Amendment and Zoning By-Law to implement four (4) units as-of-right and to allow enabling policies for delegated approval for Planning Act decisions

Res. # 2025-138

Moved by Councillor Mallah

Seconded by Councillor King

That Community Services Committee Report No. 2025-05 relating to:

- Official Plan Amendment and Zoning By-Law Amendment to implement four (4) units as-of-right and to allow enabling policies for delegated approval for *Planning Act* decisions

be adopted as presented.

Community Services Committee Report No. 2025-05

April 8, 2025

To The Council

Of The Corporation

Of The City Of North Bay

Your Worship and Councillors:

The Community Services Committee presents Report No. 2025-05 and recommends:

That Council approve the Official Plan Amendment and Zoning By-Law Amendment as shown in Schedule 'A' and Schedule 'B' to Report to Council CSBU-2025-011 dated February 11, 2025, prepared by Adam Curran to implement four units as-of-right and to allow enabling policies for delegated approval for Planning Act decisions.

All of which is respectfully submitted.

5.3 Amendment to Growth Community Improvement Plan to implement Top Up Funding for additional residential units

Res. # 2025-139

Moved by Councillor Mallah

Seconded by Councillor King

That Community Services Committee Report No. 2025-06 relating to:

- Amendment to the City of North Bay's Growth Community Improvement Plan to implement the "Top-Up Funding" for additional residential units

be adopted as presented.

Community Services Committee Report No. 2025-06

April 8, 2025

To The Council

Of The Corporation

Of The City Of North Bay

Your Worship and Councillors:

The Community Services Committee presents Report No. 2025-06 and recommends:

That Council:

1. approve the Official Plan Amendment as shown in Schedule 'C' to Report to Council CSBU-2025-011 dated February 11, 2025, prepared by Adam Curran to amend the Growth Community Improvement Plan to implement the 'Top-Up Funding' for additional residential units;
2. direct staff to bring forward amendments to the City of North Bay's Growth Community Improvement Plan in relation to specialized units within six (6) months; and

3. direct staff to consider any amendments related to specialized units to be retroactive to the date the plan comes into effect.

All of which is respectfully submitted.

Record of Vote Upon the Request of Councillor Mallah:

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

Nays: Nil

Carried

6. Correspondence

6.1 North Bay Drinking Water System 2024 Reporting

Res. # 2025-140

Moved by Councillor Mitchell

Seconded by Councillor Mayne

That Council receive Report to Council IO 2025-004 dated March 26, 2025 from Karin Pratte, relating to the 2024 North Bay Drinking Water System Annual Report, Summary Report and Drinking Water Quality Management Standard (DWQMS) Management Review for the North Bay Drinking Water System, for information purposes.

Record of Vote Upon the Request of Councillor Mitchell:

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

Nays: Nil

Carried

6.2 Reduction, Cancellation or Refund of Taxes - Section 357/358 of the Municipal Act, S.O. 2001, c.25.

Res. # 2025-141

Moved by Councillor Horsfield
Seconded by Councillor Inch

That:

1. Report to Council CORP 2025-038 for the Cancellation, Reduction or Refund of Taxes under Sections 357 and 358 of the Municipal Act, 2001 c.25 be received;
2. Council accepts and approves the 9 applications as recommended by the Municipal Property Assessment Corporation (MPAC) for the period set out on each application form and that the taxes totaling approximately \$19,319.63 be adjusted under Section 357 of the Municipal Act, S.O. 2001 c.25 of which the City's portion is estimated to be \$15,056.69;
3. the Treasurer be directed to adjust the Collector's Roll; accordingly, and
4. staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

7. By-Laws for Consideration

Res. # 2025-142

Moved by Councillor Mallah
Seconded by Councillor King

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

By-Law No. 2025-36 to amend the City of North Bay's Official Plan to include Additional Dwelling Unit Policies and Enabling Policies for Delegated Authority pursuant to the Planning Act.

By-Law No. 2025-37 to amend Zoning By-Law No. 2015-30 to include Additional Dwelling Unit Policies within the City of North Bay.

By-Law No. 2025-38 to amend By-Law 2019-107 being the City of North Bay's Growth Community Improvement Plan.

By-Law No. 2025-39 to authorize the execution of a Subdivision Pre-Servicing Agreement with Ski Ridge Estates Inc. and Janey Avenue Inc. relating to Ski Ridge Subdivision – Phase 3.

Carried

Res. # 2025-143

Moved by Councillor Mallah
Seconded by Councillor King

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

By-Law No. 2025-36 to amend the City of North Bay's Official Plan to include Additional Dwelling Unit Policies and Enabling Policies for Delegated Authority pursuant to the Planning Act.

By-Law No. 2025-37 to amend Zoning By-Law No. 2015-30 to include Additional Dwelling Unit Policies within the City of North Bay.

By-Law No. 2025-38 to amend By-Law 2019-107 being the City of North Bay's Growth Community Improvement Plan.

By-Law No. 2025-39 to authorize the execution of a Subdivision Pre-Servicing Agreement with Ski Ridge Estates Inc. and Janey Avenue Inc. relating to Ski Ridge Subdivision – Phase 3.

Carried

8. Motions

9. In-Camera Correspondence

Res. # 2025-144

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 7:04 p.m. for the following reasons:

Items 9.2 and 9.3, being proposed acquisition of lands by the municipality.

Carried

Res. # 2025-145

Moved by Councillor Horsfield

Seconded by Councillor Inch

That Council reconvene at 7:18 p.m.

Carried

9.2 Confidential Report to Council from Peter Leckie dated March 25, 2025 re proposed acquisition of land by the municipality

Res. # 2025-146

Moved by Councillor Horsfield

Seconded by Councillor Inch

That Council:

1. approve the Offer to Purchase as between The Corporation of the City of North Bay and Redpath Mining Inc., for the purchase of lands described as Part of the North Half of Lot 21, Concession C, being Parts 1 and 2, on Plan 36R-15258, North Bay, District of Nipissing (hereinafter the "Subject Lands") for a purchase price of One Hundred Thirty-Two Thousand, Two Hundred Ninety-One Dollars and Fifty-Five Cents (\$132,291.55) on such terms and conditions as set out in Agreement of Purchase and Sale.
2. authorize the Mayor, City Clerk and the City Solicitor to execute all appropriate purchase and sale documents as may be required;
3. authorize that the purchase price be paid from Capital Project 3801RD/WS/SS McKeown Ave Widening-Gormanville to Cartier; and
4. authorize the by-law for the purchase of the Subject Lands be given three (3) readings on April 8, 2025.

Carried

Res. # 2025-147

Moved by Councillor Horsfield
Seconded by Councillor Inch

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

By-Law No. 2025-40 to authorize the execution of an Agreement of Purchase and Sale with Redpath Mining Inc., relating to the purchase of property for the McKeown Avenue Widening.

Carried

Res. # 2025-148

Moved by Councillor Horsfield
Seconded by Councillor Inch

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

By-Law No. 2025-40 to authorize the execution of an Agreement of Purchase and Sale with Redpath Mining Inc., relating to the purchase of property for the McKeown Avenue Widening.

Carried

10. Giving Notice (Notice of Motion)

11. Confirmatory By-Law

Res. # 2025-149

Moved by Councillor Bain
Seconded by Councillor Gardiner

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

By-Law No. 2025-34 to confirm proceedings of the Regular Meeting of Council held on April 8, 2025.

Carried

Res. # 2025-150

Moved by Councillor Bain
Seconded by Councillor Gardiner

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

By-Law No. 2025-34 to confirm proceedings of the Regular Meeting of Council held on April 8, 2025.

Carried

12. Adjournment

Res. # 2025-151

Moved by Councillor Bain
Seconded by Councillor Gardiner

That this Regular Meeting of Council do now adjourn at 7:20 p.m.

Carried

Mayor Peter Chirico

City Clerk Karen McIsaac