

June 17, 2025, 6:30 p.m.**Council Chambers****City Hall - 200 McIntyre Street East, North Bay, ON**

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

Members Absent: Mayor Chirico, Councillor Mayne

1. Declaration of Pecuniary Interest and the General Nature Thereof

- 1.1 Councillor Gardiner - Deeming By-Law application - 1060 McIntyre Street West because "I own the property in relation to the Deeming By-Law".
- 1.2 Councillor Mitchell - Pre-Servicing Agreement - Johnston Creek Subdivision because "of my husband's employment".
- 1.3 Councillor Mitchell - By-Laws for Consideration
All three readings of By-Law 2025-59 because "of my husband's employment".

2. Public Presentations

- 2.1 Arnaud Claude and Nathalie Drolet, re Franco-Ontarian Flag

3. Public Meeting Minutes

Res. # 2025-214

Moved by Councillor Gardiner

Seconded by Councillor Mallah

That the minutes for the public meetings held on:

- Tuesday, November 26, 2024; and
- Tuesday, June 3, 2025

be adopted as presented.

Carried

4. Motion for Reconsideration

5. Committee Reports

- 5.1 Proposed Zoning By-Law and Official Plan Amendment applications by Goodridge Goulet Planning & Surveying Ltd. on behalf of 2839528 Ontario Inc. - 668 Lakeshore Drive

Res. # 2025-215

Moved by Councillor Mallah

Seconded by Councillor King

That Community Services Committee Report No. 2025-07 relating to:

- Zoning By-Law and Official Plan Amendment applications by Goodridge Goulet Planning & Surveying Ltd. on behalf of 2839528 Ontario Inc. – 668 Lakeshore Drive

be adopted as presented.

Community Services Committee Report No. 2025-07

June 17, 2025

To The Council

Of The Corporation

Of The City Of North Bay

Your Worship and Councillors:

The Community Services Committee presents Report No. 2025-07 and recommends:

That:

1. the proposed Official Plan Amendment by Goodridge Goulet Planning & Surveying Ltd. on behalf of the property owner, 2839528 Ontario Inc. for the property known locally as 668 Lakeshore Drive in the City of North Bay and as legally described in Appendix A to Report to Council No. CSBU 2025-031 by Peter Carello dated May 22, 2025 to amend the Official Plan Designation from "Tourist Commercial" to "Residential" be approved; and
2. the proposed Zoning By-law Amendment by Goodridge Goulet Planning & Surveying Ltd. on behalf of the property owner, 2839528 Ontario Inc. for the property known locally as 668 Lakeshore Drive in the City of North Bay and as legally described in Appendix A to Report to Council No. CSBU 2025-031 by Peter Carello dated May 22, 2025 to rezone the property from a "Tourist Commercial (C7)" zone to a "Residential Multiple First Density Special No. 154 (RM1 Sp.154)" zone be approved.

All of which is respectfully submitted.

Carried

- 5.2 Proposed Zoning By-Law and Official Plan Amendment applications by Goodridge Goulet Planning & Surveying Ltd. on

behalf of 9739041 Canada Corporation - 331 Pinewood Park Drive

Res. # 2025-216

Moved by Councillor Mallah
Seconded by Councillor King

That Community Services Committee Report No. 2025-08 relating to:

- Zoning By-Law and Official Plan Amendment applications by Goodridge Goulet Planning & Surveying Ltd. on behalf of 9739041 Canada Corporation - 331 Pinewood Park Drive

be adopted as presented.

Community Services Committee Report No. 2025-08

June 17, 2025

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

Your Worship and Councillors:

The Community Services Committee presents Report No. 2025-0 and recommends:

That:

1. the proposed Official Plan Amendment by Goodridge Goulet Planning & Surveying Ltd on behalf of 9739041 Canada Corporation for properties known locally as 331 Pinewood Park Drive in the City of North Bay, as well as a property owned by The Corporation of the City of North Bay known locally as 401 Pinewood Park Drive in the City of North Bay to amend Schedule 1 of the Official Plan to extend the Settlement Boundary to encompass the property legally described in Appendix A and Appendix B to Report to Council No. CSBU 2025-030 by Peter Carello dated May 9, 2025 be approved;
2. the proposed Official Plan Amendment by Goodridge Goulet Planning & Surveying Ltd on behalf of 9739041 Canada Corporation for property known locally as 331 Pinewood Park Drive in the City of North Bay, as well as a property owned by The Corporation of the City of North Bay known locally as 401 Pinewood Park Drive in the City of North Bay to amend the Official Plan Designation from "Rural" to "Arterial Commercial" for the property legally described in Appendix A and Appendix B to Report to Council No. CSBU 2025-030 by Peter Carello dated May 9, 2025 be approved;
3. the proposed Zoning By-Law Amendment by Goodridge Goulet Planning & Surveying Ltd on behalf of 9739041 Canada Corporation for property located at 331 Pinewood

Park Drive in the City of North Bay to rezone the property from a "Rural General (A)" zone to a "Arterial Commercial (C6)" zone for the property legally described in Appendix A to Report to Council No. CSBU 2025-030 by Peter Carello dated May 9, 2025 be approved; and

4. 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

5.3 2024 Consolidated Financial Statements

Committee Report GGCR 2025-12 was withdrawn.

6. Correspondence

- 6.1 Proposed Zoning By-Law Amendment application by Tulloch Engineering on behalf of Flumerfelt, Lang-Flumerfelt, MacWhirter, Herald, 2555897 Ontario Inc & Laurentian Heights Limited - 59 61 67 71 75 79 83 87 91 95 Kenreta Dr & Unaddressed Lot on Kenreta Dr

Res. # 2025-217

Moved by Councillor Mallah
Seconded by Councillor King

That the proposed Zoning By-Law Amendment application by Tulloch Engineering on behalf of George Flumerfelt, Girtrude Lang-Flumerfelt, Colin MacWhirter, Vanessa Herald, 2555897 Ontario Inc. and Laurentian Heights Limited – 59, 61, 67, 71, 75, 79, 83, 87, 91 and 95 Kenreta Drive and an Unaddressed Lot on Kenreta Drive be received and referred to the Community Services Committee for a Public Meeting.

Carried

- 6.2 Proposed Plan of Condominium application by Tulloch Geomatics Inc. on behalf of Plastruct Canada Inc. - 189 Legault Street and 143 Birchs Road

Res. # 2025-218

Moved by Councillor Mallah
Seconded by Councillor King

That the Draft Plan of Condominium application by Tulloch Geomatics Inc. on behalf of Plastruct Canada Inc. – 189 Legault Street and 143 Birchs Road be received and referred to the Community Services Committee for a Public Meeting.

Carried

6.3 Deeming By-Law application - 1060 McIntyre Street West

Councillor Gardiner declared a conflict on this item because "I own the property in relation to the Deeming By-Law".

Res. # 2025-219

Moved by Councillor Mallah

Seconded by Councillor King

That:

1. Council adopt a Deeming By-Law to deem Lot 162 on Plan No. 13 and Lot 91 on Plan No.15 not to be whole lot on a Registered Plan of Subdivision; and
2. the deeming by-law be brought forward for three (3) readings at the July 8th, 2025 Regular Meeting of Council.

Carried

6.4 Road Allowance Closure application - 260 Ross Drive

Res. # 2025-220

Moved by Councillor Mallah

Seconded by Councillor King

That:

1. the application by Randy Haskins and Mary Ann Harvey to close the lakeshore road allowance, as shown on Schedule "A", attached to Report to Council CSBU 2025-36, be approved;
2. the closure of the lakeshore road allowance be subject to the granting of any easements; and
3. the Chief Administrative Officer be authorized by Council to initiate normal closure procedures for the subject lakeshore road allowance.

Carried

6.5 Road Closure application - Robarts Avenue

Res. # 2025-221

Moved by Councillor Mallah

Seconded by Councillor King

That:

1. the application by Apex Custom Kitchen Cabinets to acquire an unopened municipal road allowance, as shown on Schedule "A", attached to Report to Council CSBU 2025-35, be approved;
2. the sale of the unopened road allowance be subject to the granting of any easements; and

3. the Chief Administrative Officer be authorized by Council to negotiate the sale of the subject road allowance at the appraised value and on such terms and conditions, as are satisfactory to the Chief Administrative Officer and the City Solicitor.

Carried

6.6 Pre-Servicing Agreement - Johnston Creek Subdivision

Councillor Mitchell declared a conflict on this item because "of my husband's employment".

Res. # 2025-222

Moved by Councillor Mallah

Seconded by Councillor King

That:

1. Council enter into a Pre-Servicing Agreement with Golden Estates Limited in a form satisfactory to the City Solicitor and City Engineer for the installation of services for the Johnston Creek Subdivision (City File No. 48T-21101); and
2. an execution by-law be brought forward for three (3) readings at the Regular Meeting of Council on June 17, 2025.

Carried

6.7 2024 Report on Investment Activity

Res. # 2025-223

Moved by Councillor Inch

Seconded by Councillor Mallah

That Report to Council CORP 2025-55 from Laura Boissonneault dated June 1, 2025 re Investment Activity for 2024 be referred to the General Government Committee.

Carried

6.8 Request for Tender 2025-53, 2025 Annual Asphalt Resurfacing

Res. # 2025-224

Moved by Councillor Mitchell

Seconded by Councillor Mallah

That Council:

1. approve the award of a contract to Pioneer Construction Inc. in the amount of \$3,839,846.35 (plus HST), for the provision of the 2025 Asphalt Resurfacing Program; and

2. authorize the transfer of funds, as outlined in Report to Council CORP 2025-61 dated June 6, 2025 from Margaret Karpenko and Reid Porter

Carried

6.9 2024 Municipal Accessibility Advisory Committee (MAAC) Annual Report

Res. # 2025-225

Moved by Councillor Inch
Seconded by Councillor Mitchell

That Report to Council CSBU 2025-21 dated June 5, 2025 from Adam Curran re 2024 Municipal Accessibility Advisory Committee (MAAC) Annual Report be referred to the General Government Committee.

Carried

6.10 Request for Tender 2025-15, Asphalt Concrete Pavement Patching

Res. # 2025-226

Moved by Councillor Mitchell
Seconded by Councillor Mallah

That Council approve the award of a contract to Miller Paving Limited, based on the unit rates specified in their bid for Request for Tender 2025-15 for the asphalt concrete pavement patching for a term of one (1) year, with the option in favour of the City to extend the agreement for a term of up to one (1) additional year.

Carried

6.11 Request for Tender 2025-68, Seymour Street Reconstruction

Res. # 2025-227

Moved by Councillor Mitchell
Seconded by Councillor Mallah

That Council:

1. approve the award of a contract to Canor Construction Inc. in the amount of \$8,982,580.39 (plus HST), for the provision of Request for Tender 2025-68, Seymour Street Reconstruction; and
2. authorize the transfer of funds to the project, as detailed out in Report to Council CORP 2025-63 dated June 6, 2025 from Margaret Karpenko and Gerry McCrank.

Carried

6.12 2025 Centennial Celebration and Budget Update

Res. # 2025-228(a)

Moved by Councillor Mallah

Seconded by Councillor King

That Council receive Report to Council CSBU-2025-37 dated June 5, 2025 from Ian Kilgour and Melinda Fry for information purposes.

Carried as amended

Res. # 2025-228(b)

Moved by Councillor Vrebosch

Seconded by Councillor Lowery

That Report to Council CSBU 2025-37 from Ian Kilgour and Melinda Fry dated June 5, 2025 from Ian Kilgour and Melinda Fry regarding the 2025 Centennial Celebration and Budget be referred to the Community Services Committee.

Carried

7. By-Laws for Consideration

Councillor Mitchell declared a conflict on this item. All three readings of By-Law 2025-59 because "of my husband's employment".

Res. # 2025-229

Moved by Councillor Mallah

Seconded by Councillor King

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

By-Law No. 2025-53 Official Plan Amendment No. 37 - (2839528 Ontario Inc. - 668 Lakeshore Drive).

By-Law No. 2025-54 to rezone certain lands on Lakeshore Drive (2839528 Ontario Inc. - 668 Lakeshore Drive.)

By-Law No. 2025-55 Official Plan Amendment No. 36 - (9739041 Canada Corporation - 331 Pinewood Park Drive and The Corporation of the City of North Bay - 401 Pinewood Park Drive).

By-Law No. 2025-56 to rezone certain lands on Pinewood Park Drive (9739041 Canada Corporation - 331 Pinewood Park Drive and The Corporation of the City of North Bay - 401 Pinewood Park Drive).

By-Law No. 2025-57 to designate a Site Plan Control Area on certain lands on Pinewood Park Drive (9739041 Canada Corporation - 331 Pinewood Park Drive).

Carried

Res. # 2025-230

Moved by Councillor Mallah
Seconded by Councillor King

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

By-Law No. 2025-53 Official Plan Amendment No. 37 - (2839528 Ontario Inc. - 668 Lakeshore Drive).

By-Law No. 2025-54 to rezone certain lands on Lakeshore Drive (2839528 Ontario Inc. - 668 Lakeshore Drive.)

By-Law No. 2025-55 Official Plan Amendment No. 36 - (9739041 Canada Corporation - 331 Pinewood Park Drive and The Corporation of the City of North Bay - 401 Pinewood Park Drive).

By-Law No. 2025-56 to rezone certain lands on Pinewood Park Drive (9739041 Canada Corporation - 331 Pinewood Park Drive and The Corporation of the City of North Bay - 401 Pinewood Park Drive).

By-Law No. 2025-57 to designate a Site Plan Control Area on certain lands on Pinewood Park Drive (9739041 Canada Corporation - 331 Pinewood Park Drive).

Carried

Res. # 2025-231

Moved by Councillor Mallah
Seconded by Councillor King

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

By-Law No. 2025-59 to authorize the execution of a Subdivision Pre-Servicing Agreement with Golden Estates Limited relating to Johnston Creek Subdivision.

Carried

Res. # 2025-232

Moved by Councillor Mallah
Seconded by Councillor King

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

By-Law No. 2025-59 to authorize the execution of a Subdivision Pre-Servicing Agreement with Golden Estates Limited relating to Johnston Creek Subdivision.

Carried

8. Motions

8.1 Aquatic Invasive Species Inspection and Decontamination Program

Res. # 2025-233

Moved by Councillor Bain
Seconded by Councillor King

Whereas Council received the attached Motion from the Municipality of Temagami in relation to the Aquatic Invasive Species Inspection and Decontamination Program.

Therefore Be it Resolved that the Council of the City of North Bay endorses and supports the Motion made by the Council of the Municipality of Temagami.

And Further be it Resolved that a copy of this motion be sent to Hon. Doug Ford, Premier of Ontario, Hon. Mike Harris, Minister of Natural Resources, Hon. Prabmeet Singh Sarkaria, Minister to Transportation, the Federation of Northern Ontario Municipalities (FONOM) and Municipalities along Highway 11.



THE CORPORATION OF THE MUNICIPALITY OF TEMAGAMI
Regular Council Meeting

Resolution Number: 25-076
Title: 2025-M-064 - Aquatic Invasive Species Inspection and Decontamination Program
Date: Thursday, March 13, 2025

MOVED BY: W. Gustavson
SECONDED BY: M. Youngs

BE IT RESOLVED THAT Council receives Memo 2025-M-064 as presented;
BE IT FURTHER RESOLVED THAT Council pass the attached motion (Appendix A – attached hereto as part of this report) urging the Ministry of Natural Resources and Forestry and the Ministry of Transportation to establish an Aquatic Invasive Species (AIS) program, similar to Manitoba's, to protect lakes in Northeastern Ontario.

WHEREAS there is a growing concern among residents of the Municipality of Temagami regarding the significant risk of Aquatic Invasive Species (AIS) being introduced into local lakes by boats arriving from high-risk areas without appropriate inspection and decontamination;
AND WHEREAS Ontario currently has no mandatory inspection or decontamination requirements in place to prevent the spread of AIS;
AND WHEREAS it is well documented that the overland movement of watercraft and water-related equipment is the primary vector for transporting AIS to uninvaded water bodies in North America;
AND WHEREAS the Province of Manitoba operates an annual AIS watercraft inspection program from late spring through the middle of fall, requiring all motorized and non-motorized watercraft to stop at designated inspection stations for assessment and potential decontamination;
AND WHEREAS the Manitoba program applies to a broad range of watercraft, including canoes, kayaks, fishing boats, sailboats, personal watercraft (Jet Ski®), stand-up paddleboards (SUPs), and any water-related equipment that has come into contact with a water body;
AND WHEREAS the Manitoba government's AIS Regulation under The Water Protection Act mandates decontamination procedures at designated sites strategically located along highways and other key locations to prevent the spread of AIS;
AND WHEREAS the Province of Ontario is currently developing several new rest stops along key Northern Ontario highways but has not included AIS wash stations within their mandate;
THEREFORE BE IT RESOLVED THAT the Municipality of Temagami calls upon the Ministry of Natural Resources and the Ministry of Transportation to establish an Aquatic Invasive Species (AIS) program similar to Manitoba's, to protect lakes in Northeastern Ontario;
AND BE IT FURTHER RESOLVED THAT the Province of Ontario be urged to designate select new rest stop locations, such as Marten River, as sites for AIS inspection and decontamination stations;
AND BE IT FURTHER RESOLVED THAT this resolution be circulated to other municipalities along Highway 11, as they are directly affected by watercraft movement and share similar concerns regarding the introduction of AIS, for their support and endorsement;
AND BE IT FURTHER RESOLVED THAT this resolution be forwarded to the Federation of Northern Municipalities, requesting their advocacy to ensure the protection of lakes within their jurisdiction;

AND BE IT FURTHER RESOLVED THAT this resolution be sent to Premier Doug Ford, requesting his support and collaboration with the relevant Ministries to implement this program.

CARRIED

Declaration of Conflict of Interest:

A true copy of the resolution by the Council of the Municipality of Temagami

Carried

9. In-Camera Correspondence

10. Giving Notice (Notice of Motion)

11. Confirmatory By-Law

Res. # 2025-234

Moved by Councillor Bain

Seconded by Councillor Gardiner

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

By-Law No. 2025-50 to confirm proceedings of the Regular Meeting of Council held on June 17, 2025.

Carried

Res. # 2025-235

Moved by Councillor Bain

Seconded by Councillor Gardiner

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

By-Law No. 2025-50 to confirm proceedings of the Regular Meeting of Council held on June 17, 2025.

Carried

12. Adjournment

Res. # 2025-236

Moved by Councillor Bain

Seconded by Councillor Gardiner

That this Regular Meeting of Council do now adjourn at 7:00 p.m.

Carried

Deputy Mayor Maggie Horsfield

City Clerk Karen McIsaac