

Special Committee Meeting Minutes

August 11, 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 Vrebosch, Councillor Mitchell

Members Absent: Councillor Mayne

Community Services Committee

Public Meetings Pursuant to the *Planning Act*:

CS 2025-08: Report from Peter Carello dated July 25, 2025 re: Proposed Zoning By-Law Amendment application by Tulloch Engineering on behalf of 2628985 Ontario Inc. - 1650 Main Street West.

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

The Deputy City Clerk advised that notice of the meeting was given by prepaid first class mail on the 17th day of July, 2025 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 or objecting to the Zoning By-Law amendment.

Presentation:

Steve McArthur, Senior Planner, Tulloch North Bay

- Want to clarify a few things with regards to our clients' operation. They intend to use the bottom floor for processing, the upper floor for retail/wholesale uses and that is the reason for the request to increase.
- Aware of the watercourse under there and with no changes to the exterior of the building, there was no impact.
- There is a setback from the zone and then there's the former CN rail line so there is a significant distance, similar to Walmart receiving and the homes on Kingsway Avenue.
- Property is subject to Site Plan Control so any concerns can be addressed through that.

Direction: Committee Report be brought forward to Council.

CS 2025-07: Report from Peter Carello dated July 23, 2025 re: Proposed Zoning By-Law Amendment application by Tulloch Engineering on behalf of property owners - 59, 61, 67, 71, 75, 7, 83, 87, 91 & 95 Kenreta Drive and Unaddressed Lot on Kenreta Drive

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

The Deputy City Clerk advised that notice of the meeting was given by prepaid first class mail on the 18th day of July, 2025 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 amendments.

Councillor Mallah asked for public presentations in support of or objecting to the Official Plan and Zoning By-Law amendments.

Presentations:

Steve McArthur, Senior Planner, Tulloch North Bay

- This is a flat area with not much of a slope
- Applicants are the owners of directly abutting lots, they are the ones affected and this is their wish.
- This gives opportunity for better and maybe bigger builds.
- Subject to Site Plan Control.

John Wallace, Laurentian Heights

- This will match the current zoning to the east and west
- The lots are all shallow in scope therefore less impact on the view

Direction: Committee Report be brought forward to Council.

CS 2025-05: Report from Ian Kilgour and Melinda Fry dated June 5, 2025 re: 2025 Centennial Celebration and Budget Update

Direction: Committee Report be brought forward to Council.

General Government Committee

GG 2025-07: Report from Laura Boissonneault dated June 1, 2025 re: 2024 Report on Investment Activity.

Direction: Committee Report be brought forward to Council.

Infrastructure and Operations Committee

No Items Addressed.

Special Committee Meeting of Council adjourned at 6:59 p.m.

Mayor Peter Chirico

Deputy City Clerk Veronique Hie