



# **AGENDA MATERIAL**

## **COMMITTEE OF THE WHOLE**

**MEETING DATE:** MONDAY, NOVEMBER 16, 2020

**LOCATION:** S. H. BLAKE MEMORIAL AUDITORIUM  
(Council Chambers)

**TIME:** IMMEDIATELY FOLLOWING CITY COUNCIL (PUBLIC MEETING)



**MEETING:** Committee of the Whole

**DATE:** Monday, November 16, 2020

*Reference No. COW - 42/51*

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**CLOSED SESSION in the McNaughton Room at 4:30 p.m.**

Committee of the Whole - Closed Session

Chair: Councillor Trevor Giertuga

Closed Session Agenda will be distributed separately to Members of Council and EMT only.

**OPEN SESSION in S.H. Blake Memorial Auditorium immediately following City Council Public Meeting**

Committee of the Whole - Planning Session

Chair: Councillor Trevor Giertuga

**DISCLOSURES OF INTEREST**

**CONFIRMATION OF AGENDA**

**Confirmation of Agenda – November 16, 2020 (Page 4)**

With respect to the November 16, 2020 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

***PRESENTATIONS***

**Employment Land Study Presentation (Pages 5 - 6)**

Memorandum dated October 27, 2020 from Mr. E. Zakrewski, CEO - Thunder Bay Community Economic Development Commission requesting an opportunity to provide a presentation relative to the above noted.

***DEPUTATIONS***

**Animal Services - Responsible Pet Ownership (Pages 7 - 9)**

Correspondence from Ms. N. Burns, dated October 25, 2020 requesting to appear before Committee to provide a deputation relative to the above noted.

**Animal Services - Program Services Review (Pages 10 - 12)**

Correspondence from Mr. K. Taylor, dated November 3, 2020 requesting to appear before Committee to provide a deputation relative to the above noted.

**Shopping Cart Safety (Pages 13 - 14)**

Correspondence from Mr. K. Wabinski, dated November 7, 2020 requesting to appear before Committee to provide a deputation relative to the above noted.

***REPORTS OF COMMITTEES***

**Heritage Advisory Committee Minutes (Pages 15 - 19)**

Minutes of Meeting No. 05-2020 of the Heritage Advisory Committee held on September 23, 2020, for information.

**Lakehead Region Conservation Authority Committee (Pages 20 - 25)**

Minutes of Meeting No. 7-2020 of the Lakehead Region Conservation Authority Committee held on September 30, 2020, for information.

**Committee of Adjustment (Pages 26 - 56)**

Minutes of Meetings No. 5-2020, Meeting No. 06-2020 and Meeting No. 07-2020 of the Committee of Adjustment held on July 29, 2020, August 26, 2020 and September 30, 2020 respectively, for information.

***PETITIONS AND COMMUNICATIONS***

**Micro Transit – On Demand Pilot: Transit Service Update (Pages 57 - 58)**

At the September 14, 2020 Committee of the Whole meeting a resolution was passed that Administration report back on or before November 30, 2020 with a plan to commence testing of a micro transit/on-demand service pilot project by January 31, 2021 for transit route 4 Neebing.

Committee of the Whole – November 16, 2020

Memorandum from Mr. B. Loroff, Manager – Transit Services Division dated November 2, 2020 relative to the above noted.

**Fireworks By-law Proposed Amendment (Pages 59 - 61)**

At the July 20, 2020 Committee of the Whole meeting, a resolution was passed directing Administration to report back before November 23, 2020 with information and options on potential changes that may include decreased dates established for the setting off of fireworks; the potential of increased support from By-law Enforcement to respond to noise complaints relating to fireworks and the ability for the City to enforce a decibel level for the sale of fireworks and accompanying displays.

Memorandum from Mr. D. Vincent, Manager - Licensing & Enforcement dated November 16, 2020, relative to the above noted.

**Request for a Report - Funding Tracking & Status (Pages 62 - 63)**

Memorandum from Mayor B. Mauro dated November 9, 2020 relative to the above noted.

With respect to the memorandum from Mayor Mauro dated November 9, 2020 relative to a request for a report from Administration that outlines the current processes used for tracking funding opportunities, applications and outcomes;

AND THAT Administration provide for a recommendation on the implementation of a central repository of this information going forward;

AND THAT a report be received on or before March 22, 2020;

AND THAT any necessary by-laws be presented to City Council for consideration.

***NEW BUSINESS***

***ADJOURNMENT***

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***MEETING DATE***     11/16/2020 (mm/dd/yyyy)

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***SUBJECT***             Confirmation of Agenda

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***SUMMARY***

Confirmation of Agenda - November 16, 2020 - Committee of the Whole

***RECOMMENDATION***

With respect to the November 16, 2020 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.



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**MEETING DATE**     11/16/2020 (mm/dd/yyyy)

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**SUBJECT**             Employment Land Study Presentation

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***SUMMARY***

Memorandum dated October 27, 2020 from Mr. E. Zakrewski, CEO - Thunder Bay Community Economic Development Commission requesting an opportunity to provide a presentation relative to the above noted.

***ATTACHMENTS***

1. MEMORANDUM DATED OCTOBER 27, 2020 FROM MR. E. ZAKREWSKI, CEO - CEDC

# Memo

**To:** Dana Earle, Deputy City Clerk  
Flo-Ann Track, Committee Coordinator, City Clerks

**From:** Eric Zakrewski, CEO of the CEDC

**Date:** October 27, 2020

**Re:** The Thunder Bay Community Economic Development  
Commission (CEDC) Open Session Presentation

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Please accept this memo requesting an opportunity to provide a presentation relative to the Thunder Bay Community Economic Development Commission (CEDC) at open session meeting scheduled for Monday, November 16, 2020.

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***MEETING DATE***     11/16/2020 (mm/dd/yyyy)

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***SUBJECT***             Animal Services - Responsible Pet Ownership

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***SUMMARY***

Correspondence from Ms. N. Burns, dated October 25, 2020 requesting to appear before Committee to provide a deputation relative to the above noted.

***ATTACHMENTS***

1. DEPUTATION REQUEST - N. BURNS, DATED OCT 25, 2020

**From:** [webmaster@thunderbay.ca](mailto:webmaster@thunderbay.ca) <[webmaster@thunderbay.ca](mailto:webmaster@thunderbay.ca)>  
**Sent:** October 25, 2020 10:33 AM  
**To:** Krista Power <[Krista.Power@thunderbay.ca](mailto:Krista.Power@thunderbay.ca)>; Dana Earle <[Dana.Earle@thunderbay.ca](mailto:Dana.Earle@thunderbay.ca)>  
**Subject:** New Response Completed for Speak to City Council

Hello,

Please note the following response to Speak to City Council has been submitted at Sunday October 25th 2020 10:31 AM with reference number 2020-10-25-215.

- **If you would like to speak to City Council about another topic not associated with an agenda item, please state topic here (if applicable):**  
How to shift Thunder Bay from an animal control model to a responsible pet ownership community model
- **What are you requesting from Council?**  
other:
- **If other:**  
approval to review animal bylaws which do not appear to have been changed since 2003, approval to form a group of animal care stakeholders to explore bylaws with city and how to move city to a responsible pet ownership model.
- **Have you already been in contact with City Administration in regards to the subject matter of your deputation request?**  
Yes
- **If yes, what was the outcome?**  
referral to this site to make a request for presentation to council;  
initial support for concept from one council member.
- **Please select the date of the meeting:**  
Committee of the Whole - Monday, November 16th
- **First name:**  
Nicola (Nikki)
- **Last name:**  
Burns

- **Email:**  
[bsymons@tbaytel.net](mailto:bsymons@tbaytel.net)
- **Phone:**  
(807) 345-5327
- **Please note the names of the presenters that will be attending with you:**  
Kerri Dahl, Nathalie Ferguson, Nikki Burns

[This is an automated email notification -- please do not respond]

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***MEETING DATE***     11/16/2020 (mm/dd/yyyy)

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***SUBJECT***             Animal Services - Program Services Review

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***SUMMARY***

Correspondence from Mr. K. Taylor, dated November 3, 2020 requesting to appear before Committee to provide a deputation relative to the above noted.

***ATTACHMENTS***

1. DEPUTATION REQUEST - K. TAYLOR – DATED NOVEMBER 3, 2020

**From:** [webmaster@thunderbay.ca](mailto:webmaster@thunderbay.ca) <[webmaster@thunderbay.ca](mailto:webmaster@thunderbay.ca)>  
**Sent:** November 3, 2020 4:37 PM  
**To:** Krista Power <[Krista.Power@thunderbay.ca](mailto:Krista.Power@thunderbay.ca)>; Dana Earle <[Dana.Earle@thunderbay.ca](mailto:Dana.Earle@thunderbay.ca)>  
**Subject:** New Response Completed for Speak to City Council

Hello,

Please note the following response to Speak to City Council has been submitted at Tuesday November 3rd 2020 4:36 PM with reference number 2020-11-03-812.

- **Please state what agenda item you would like to speak about:**  
Not an agenda item.
- **If you would like to speak to City Council about another topic not associated with an agenda item, please state topic here (if applicable):**  
A possible proposal for the Phase Two of the Program and Services Review being done by Grant Thornton.
- **What are you requesting from Council?**  
other:
- **If other:**  
A case in the privatization of Animal Services. Although this area is not one of the highlighted areas slated for some major consideration and change, we are aware that Animal Services is included in the/an area/category listed as "significant loss.
- **Have you already been in contact with City Administration in regards to the subject matter of your deputation request?**  
No
- **Please select the date of the meeting:**  
Committee of the Whole - Monday, November 23rd
- **First name:**  
Keith
- **Last name:**  
Taylor
- **Email:**  
[taylork@tbaytel.net](mailto:taylork@tbaytel.net)

- **Phone:**  
(807) 621-4585
- **Organization you represent: (optional)**  
New Hope Dog Rescue

[This is an automated email notification -- please do not respond]

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***MEETING DATE***     11/16/2020 (mm/dd/yyyy)

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***SUBJECT***             Shopping Cart Safety

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***SUMMARY***

Correspondence from Mr. K. Wabinski, dated November 7, 2020 requesting to appear before Committee to provide a deputation relative to the above noted.

***ATTACHMENTS***

1. DEPUTATION REQUEST - K. WABINSKI - NOV 7, 2020

Hello,

Please note the following response to Speak to City Council has been submitted at Saturday November 7th 2020 5:05 PM with reference number 2020-11-07-502.

- **Please state what agenda item you would like to speak about:**  
ON
- **If you would like to speak to City Council about another topic not associated with an agenda item, please state topic here (if applicable):**  
Thunder Bay
- **What are you requesting from Council?**  
other:
- **If other:**  
By law enforcement to get the shopping cart safety issue under control. Shopping carts must not leave store property.
- **Have you already been in contact with City Administration in regards to the subject matter of your deputation request?**  
No
- **Please select the date of the meeting:**  
Committee of the Whole - Monday, November 16th
- **First name:**  
Kasper
- **Last name:**  
Wabinski
- **Email:**  
[kasper@gokasper.com](mailto:kasper@gokasper.com)
- **Phone:**  
(807) 355-1900
- **Organization you represent: (optional)**  
Kasper Transportation

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***MEETING DATE***     11/16/2020 (mm/dd/yyyy)

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***SUBJECT***             Heritage Advisory Committee Minutes

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***SUMMARY***

Minutes of Meeting No. 05-2020 of the Heritage Advisory Committee held on September 23, 2020, for information.

***ATTACHMENTS***

1 HAC minutes Sept 23 2020

**DATE:** WEDNESDAY, SEPTEMBER 23, 2020 **MEETING NO. 05-2020****TIME:** 5:01 P.M.**PLACE:** VIA MS TEAMS**VICE CHAIR:** MR. D. YAHN**MEMBERS – ELECTRONIC PARTICIPATION:**

Ms. J. Bonazzo

Ms. K. Costa

Mr. N. Duplessis

Ms. D. Pallen

Ms. H. Strobl

Ms. S. Walker

Mr. D. Yahn, Vice Chair

**OFFICIALS – ELECTRONIC PARTICIPATION:**

Ms. L. Abthorpe, Heritage Researcher

Ms. L. Lavoie, Committee Coordinator

**RESOURCE PERSONS – ELECTRONIC PARTICIPATION:**

Ms. L. Costanzo, Supervisor – Cultural Development &amp; Events

Mr. J. Kirychuk, Planner II

**GUESTS – ELECTRONIC PARTICIPATION:**

Mr. B. McKinnon, Property Owner – 314 Bay Street

Mr. M. Mills, Form Architecture Engineering

**1.0 LAND ACKNOWLEDGEMENT**

The Vice Chair, Mr. D. Yahn, acknowledged that we are meeting on the traditional territory of the Ojibwa Anishnaabe people of Fort William First Nation, signatory to the Robinson Superior Treaty of 1850, and recognized the contributions made to our community by the Métis people.

**2.0 DISCLOSURES OF INTEREST**

None.

**3.0 AGENDA APPROVAL****MOVED BY:** Ms. D. Pallen**SECONDED BY:** Ms. J. Bonazzo

With respect to the September 23, 2020 Heritage Advisory Committee meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

**CARRIED**

#### 4.0 PRESENTATIONS

##### 4.1 Finnish Labour Temple – 314 Bay Street

Mr. B. McKinnon, property owner and Mr. M. Mills, Form Architecture Engineering, provided information relative to proposed plans for 314 Bay Street, known as the Finnish Labour Temple, a designated heritage property.

Measurements have been taken inside the building and the next step is to complete plans and a 3D model. Initial plans include the following:

- Hoito restaurant to remain in current location
- Front entrance to remain as it exists
- Heritage features of building will remain
- Interior to be redeveloped into housing, preferably for students
- Potential to build another mixed-use purpose building on the lot next to the current building

It was noted that the building will likely fall into disrepair if it is not redeveloped to be profitable. Mr. B. McKinnon informed the committee that his intention is to make the building viable while maintaining its history. It is estimated that \$1.5 million to \$2 million will be spent to update the building. It was confirmed that the current zoning allows for many uses, including housing.

The Heritage Advisory Committee (HAC) provided feedback including:

- The building is important to the Finnish community
- The property was designated for social historical context as well as its architectural features
- Consider honoring the history of the building in redevelopment plans

It was noted that many alterations were made to the building over the years, such as changes to entrance and the auditorium, including new panels and a new balcony, and the addition of a new bar in the front corner of the building.

There was discussion relative to preserving the heritage of the building, including the following ideas:

- Create a public area for acknowledgment of history and display of artifacts, such as in the foyer and in the Hoito restaurant
- Connect with Thunder Bay Finnish Historical Society for input on what would be appropriate to include
- Consider naming rooms after members of the Finnish labour movement

Mr. B. McKinnon invited HAC to consult further on the preservation of heritage features. A subcommittee was formed, including Ms. K. Costa, Mr. D. Yahn and Ms. L. Abthorpe, Heritage Researcher. They will review the draft updated designation by-law and send it to Mr. B. McKinnon for his information. Mr. B. McKinnon will return to a future meeting with redevelopment plans for HAC approval.

#### 5.0 CONFIRMATION OF PREVIOUS MINUTES

The Minutes of the Heritage Advisory Committee Meeting No. 04-2020 held on August 27, 2020 to be confirmed.

MOVED BY: Ms. J. Bonazzo  
SECONDED BY: Mr. N. Duplessis

THAT the Minutes of Meeting No. 04-2020 held on August 27, 2020 be confirmed, as amended.

CARRIED

#### 6.0 HERITAGE REGISTER INFORMATION FOR PROPERTY OWNERS

Ms. K. Costa provided information relative to a draft information pamphlet entitled 'A Guide For Property Owners Seeking to Make Changes to Heritage Properties', which was distributed separately on Tuesday, September 22, 2020.

There was discussion relative to the above-noted. The idea for the pamphlet arose following the August 27, 2020 HAC meeting when a property owner had a number of clarifying questions about heritage designation. The purpose of the pamphlet is to provide heritage property owners with information, including what designation means, definitions, what type of work needs to be approved by HAC, who to contact, what HAC considers when making a decision and a primer on the Ontario Heritage Act. The document could also be available digitally and be posted on the City website.

Ms. L. Abthorpe, Heritage Researcher will arrange the information into sections and add visuals, then bring the draft pamphlet back to the committee for approval.

#### 7.0 DOORS OPEN UPDATE

Ms. L. Abthorpe, Heritage Researcher, provided a PowerPoint presentation relative to Digital Doors Open Thunder Bay 2020.

Digital Doors Open launched on September 1, 2020 with a pre-recorded video featuring Mr. A. Cotter, Chair and Ms. L. Abthorpe. The launch received good media coverage.

Links to the event are on the main page of the City of Thunder Bay website, the tourism website and the Culture Days website. Doors Open was named the #1 thing to do in Thunder Bay in September, by the Walleye. Shaw Spotlight has expressed interest in airing the Doors Open Thunder Bay vignettes.

Ms. L. Abthorpe shared some Facebook statistics. The Doors Open Facebook page received over 100 new followers since the launch. The most-viewed video was the Saint Joseph's Indian Residential School Memorial. Ms. L. Abthorpe also shared statistics from Doors Open Ontario, which showed that Doors Open Thunder Bay was #5 out of 40 for page views on the Doors Open Ontario website. The most viewed video was the Courthouse Hotel.

Doors Open Ontario is working on production of an additional video for Sleeping Giant Provincial Park, which will be included in Digital Doors Open Thunder Bay 2020.

The event will run until November 30, 2020.

#### 8.0 HERITAGE RESEARCHER UPDATE

Ms. L. Abthorpe, Heritage Researcher provided the following updates:

- Updated heritage walking tours have been launched. Mr. L. Abthorpe has already received some feedback from citizens
- Interest has been expressed for additional walking tours in Westfort, the East End and Current River
- The City's new mobile app will have the updated walking tours
- The City of Thunder Bay Women's History Month exhibit will be launched online with a pre-recorded video
- New Heritage Minutes will be launched on October 1, 2020. The first one will feature Elsie MacGill who has a connection to Thunder Bay as the Chief Engineer who oversaw production of Hawker Hurricane aircrafts at the Canadian Car & Foundry factory during the World War II.

#### 9.0 NEW BUSINESS

#### 10.0 NEXT MEETING DATE

The next meeting is scheduled for Thursday, October 22, 2020 at 5:00 p.m. via MS Teams.

#### 11.0 ADJOURNMENT

The meeting was adjourned at 6:45 p.m.

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***MEETING DATE***     11/16/2020 (mm/dd/yyyy)

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***SUBJECT***             Lakehead Region Conservation Authority Committee

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***SUMMARY***

Minutes of Meeting No. 7-2020 of the Lakehead Region Conservation Authority Committee held on September 30, 2020, for information.

***ATTACHMENTS***

1. LAKEHEAD REGION CONSERVATION AUTHORITY - SEPTEMBER 30, 2020



# LAKEHEAD REGION

## CONSERVATION AUTHORITY

Minutes of the Seventh Regular Meeting of the Lakehead Region Conservation Authority held on Wednesday, September 30, 2020, via Microsoft Teams and teleconference line 1. The Chair called the Meeting to order at 4:30 p.m.

**PRESENT:** Donna Blunt, Chair  
Grant Arnold, Vice-Chair  
Joel Brown  
Rudy Buitenhuis  
Erwin Butikofer  
Andrew Foulds  
Andrea Goold  
Umed Panu  
Jim Vezina  
Allan Vis

**REGRETS:** Trevor Giertuga

**ALSO**

**PRESENT:** Tammy Cook, Chief Administrative Officer  
Mark Ambrose, Finance Manager  
Gail Willis, Watershed Manager  
Ryan Mackett, Communications Manager  
Ryne Gilliam, Lands Manager  
Melanie O'Riley, Receptionist/Admin Clerk, recorder of Minutes

**1. ADOPTION OF AGENDA**

Resolution #78/20

Moved by Grant Arnold, Seconded by Allan Vis

***"THAT: the Agenda is adopted as published." CARRIED.***

**2. DISCLOSURE OF INTEREST**

None.

### 3. MINUTES OF PREVIOUS MEETING

Resolution #79/20

Moved by Joel Brown, Seconded by Umed Panu

***"THAT: the Minutes of the Lakehead Region Conservation Authority Sixth Regular Meeting held on Wednesday, August 26, 2020 be adopted as published." CARRIED.***

### 4. IN-CAMERA AGENDA

An in-camera session was not held.

### 5. BUSINESS ARISING FROM PREVIOUS MINUTES

#### (a) File: Draft 2021 Budget

Members were provided with an updated Draft Budget Summary with the 2021 Current Value Assessment (CVA) numbers which resulted in changes to each Member Municipalities levy. It was noted that the draft budget was prepared with a 0% municipal levy increase. The final budget will be presented at the November meeting for consideration and approval.

It was noted that an electronic meeting with the City of Thunder Bay Executive Management Team was scheduled for October 9, 2020 to discuss the Capital and Operating portions of the budget.

#### (b) File: Administrative By-Law

Members reviewed and discussed the Staff Report CORP-06-2020 regarding a review of the Administrative By-Law regarding confidentiality during electronic in-camera meetings.

Resolution #80/20

Moved by Rudy Buitenhuis, Seconded by Andrea Goold

***"THAT: Staff Report CORP-06-2020 be received for information." CARRIED.***

### 6. CORRESPONDENCE

#### (a) File: Minister's Direction to Conservation Authorities during the COVID-19 Outbreak

Members were provided with the amended Minister's Direction to Conservation Authorities permitting them to hold an electronic meeting to amend their Administrative By-Laws outside of a declared emergency, which would then permit them to continue to allow electronic participation in meetings and hearings outside of declared emergencies. It was noted that the LRCA's Administrative By-Law was amended during the August 26, 2020 for this purpose during an electronic meeting that was permitted due to the City of Thunder Bay being under a declared emergency.

(b) File: Conservation Ontario Client Service and Streamlining Initiative

Correspondence from the Minister of Natural Resources and Forestry to Conservation Ontario regarding Conservation Ontario's Client Service and Streamlining Initiative and the *Conservation Authorities Act* review was noted.

**7. STAFF REPORTS**

Members reviewed and discussed Staff Report WM-02-2020 related to the 2020 Hazelwood Lake Bacteriological Water Quality Report.

Resolution #81/20

Moved by Erwin Butikofer, Seconded by Andrew Foulds

***"THAT: the Staff Report WM-02-2020 be received AND FURTHER THAT the recommendations contained therein are endorsed."*** **CARRIED.**

- *Funds and personnel permitting, bacteriological water quality monitoring at Hazelwood Lake should be continued in the summer of 2021.*
- *Further testing of field parameters should be continued in succeeding years to determine normal ranges and trends for the Hazelwood Lake Conservation Area.*

**8. CHIEF ADMINISTRATIVE OFFICER REPORT**

Members were provided with the monthly Treasurer's Report for August's Administration and Capital.

Members reviewed and discussed Staff Report PIR-02-2020 regarding the implementation of Plan Input and Review user fees. Tammy Cook, CAO, gave a brief power point presentation.

Resolution #82/20

Moved by Grant Arnold, Seconded by Allan Vis

***"THAT: Staff Report PIR-02-2020 be received AND FURTHER THAT effective January 1, 2021 User Fees for Plan Input and Review comments will be charged as outlined in the report AND FURTHER THAT Memorandums of Understanding will be executed with each Member Municipality and the Lakehead Rural Planning Board for the Plan Input and Review Program."*** **CARRIED.**

Members concurred that the 2020 LRCA Christmas Social be cancelled this year due to COVID-19.

## 9. PASSING OF ACCOUNTS

Resolution #83/20

Moved by Joel Brown, Seconded by Umed Panu

***"THAT: having examined the accounts for the period of August 1, 2020 to August 31, 2020 cheque #2039 to #2061 for \$73,480.83 and preauthorized payments of \$63,559.71 for a total of \$137,040.54, we approve their payment."** CARRIED.*

## 10. REGULATORY ROLE

Members were provided with the Plan Input and Review Summary for the Period of August to September 24, 2020 and a summary of Section 28 Permits issued in 2020 to date.

## 11. PROJECTS UPDATE

Members were advised that the LRCA's Living Classroom Programs had begun and all programs were effectively fully booked, with primarily new participants. The program itinerary included topics such as Fish & Aquatics, Birds & Birding, Fall Photography Workshop, Trees & Fall Colours, Medicine Walk and iNaturalist & Bryophytes.

The Fall Mushroom Hike occurred at Hazelwood Lake Conservation Area on Sunday, September 13. The event, which was once again led by Dr. Leonard Hutchison of Lakehead University, was fully booked with 20 participants, and was very well received. Due to the popularity, a second hike occurred on September 23.

Members were advised that LRCA staff have been partnering with Lakehead University on a couple of different projects including: a guided hike along the Neebing-McIntyre Floodway for a group of international master's students from the forestry department; are developing a comprehensive project for a class revolving around the hypothetical development of Wakefield Common as a Conservation Area.

It was noted that Staff led a group of Confederation College students on a guided hike along the Neebing-McIntyre Floodway with a focus on iNaturalist and Citizen Science.

It was noted that the Communications Manager and Education Coordinator hosted a virtual Nerd Nite, presented by Science North, on September 22.

It was noted that on September 1, staff attended a press event at Cascades Conservation Area regarding the Wayfinder trails app, which the LRCA has been involved with since its initial development. Wayfinder was the recipient of a Trillium grant to allow for further development of the app, including educational components that the Education Coordinator has helped to develop; the LRCA will be able to utilize the app for our own educational programs.

It was noted that on September 4, the LRCA hosted the 2020 Ocean Bridge youth cohort at Hurkett Cove Conservation Area. Twelve individuals from Northwestern Ontario and Manitoba participated. Elder Tony DePerry was on-site and led a Medicine Walk.

It was noted that the Lake Superior water levels continue to be above average. A Shoreline Condition Statement remains in effect due to the high levels.

It was noted that the Lakehead Region Conservation Authority undeclared the Level II Low Water Condition on September 8, 2020.

Members were advised that a new floating dock was installed on September 1, 2020 at Hurkett Cove Conservation Area. The dock was fully funded through a financial Transfer Payment Agreement with Parks Canada.

**12. NEW BUSINESS**

None.

**13. NEXT MEETING**

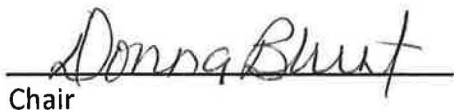
Wednesday, October 28, 2020, at 4:30 p.m. via Microsoft Teams.

**14. AJOURNMENT**

Resolution #84/20

Moved by Andrew Foulds, Seconded by Jim Vezina

***"THAT: the time being 5:26 p.m. AND FURTHER THAT there being no further business we adjourn." CARRIED.***

  
Chair

  
Chief Administrative Officer

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**MEETING DATE** 11/16/2020 (mm/dd/yyyy)

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**SUBJECT** Committee of Adjustment

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***SUMMARY***

Minutes of Meetings No. 5-2020, Meeting No. 06-2020 and Meeting No. 07-2020 of the Committee of Adjustment held on July 29, 2020, August 26, 2020 and September 30, 2020 respectively, for information.

***ATTACHMENTS***

1. MINUTES - COMMITTEE OF ADJUSTMENT JULY 2020
2. MINUTES - COMMITTEE OF ADJUSTMENT AUGUST 2020
3. MINUTES - COMMITTEE OF ADJUSTMENT SEPTEMBER 2020

July 29, 2020



## COMMITTEE OF ADJUSTMENT

DATE July 29, 2020

MEETING NO. 05-20

TIME 2:00 p.m.

PLACE S.H. Blake Memorial Auditorium Electronic Participation using MS teams

CHAIRMAN: Mr. A. Petersen, present VICE CHAIRMAN: Mr. K. DesRosiers present

Vice Chairman DesRosiers did a roll call of Committee members and administration. The attendance was recorded.

Mr. J. Talarico, electronic participation  
Dr. R. Togman, electronic participation  
Mr. N. Roy, electronic participation

L. Veal, Secretary-Treasurer, present  
M. Pepe, Planning Technician, present  
J. Kirychuk, Planner II, electronic participation  
J. Fazio, Planner II, electronic participation  
A. Ward, Project Engineer, electronic participation  
Darrik Smith, Engineering and Operations

Chairman DesRosiers outlined the procedure which the Committee would follow in dealing with an application.

Chairman DesRosiers, noted that application B-25-2020, was deferred.

DISCLOSURE OF INTEREST: Andreas Petersen declared a conflict for application A-21-2020 and A-22-2020 due to business dealings.

### APPLICATIONS

The Secretary-Treasurer read out the Notices of Hearing and submitted the list of relevant documents to the Committee for its consideration. She also filed, with the Committee, her affidavit pertaining to Notices of Hearing and the list of relevant persons to whom such notices were sent.

The Committee members received and considered all written comments received prior to the hearing.

Chairman Petersen left the room for applications A-21-2020 and A-22-2020

1. Application A-21-2020 Owner: JulieTsekouras Agent: Gerald Buckrell/Hatch Ltd.

Mr. Buckrell registered to participate electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs were posted.

Mr. Buckrell provided a brief overview of the proposal and noted that the variance will allow the applicant to develop the properties known as 1207 John Street Road and 1227 John Street Road with one cohesive parking lot layout but maintain separate ownership. Mr. Buckrell explained that the application is concurrent with application A-22-2020.

July 29, 2020

Correspondence for the minor variance was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Ministry of Energy, Northern Development and Mines, Enbridge (Union Gas), Realty Services, Building Services, Parks and Open Spaces, and Engineering & Operations Division.

Ms. Jillian Fazio, Planner II, Planning Services Division supported the application, with condition.

The Chairman asked if there was anyone participating who wanted to speak for or against the proposal. There was no electronic participants registered.

Members were given the opportunity for questions. Discussion took place regarding the maintenance and responsibility of the parking lot. It was noted that the owners will enter into an agreement for the maintenance of the parking lot, and that it does not form part of the requested variance.

The Chairman asked the members for a vote as to the approval of the application. A recorded vote was taken. Chairman Kevin DeRosiers, Joe Talarico, Dr. Togman, Normand Roy were in favour.

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application:

The purpose of the application is to gain relief from the Zoning By-law, as set forth in the application and described in the table below:

|             |   |
|-------------|---|
| Section 4.1 | Vary the definition of “LOT” as follows:<br>A “LOT” is a parcel of land or contiguous parcels of land that may be held under more than one ownership, but, developed together for Mutual Benefit. |
|-------------|---|

The effect of this application would be to allow the applicant to develop the properties known as 1207 John Street Road and 1227 John Street Road with one cohesive parking lot layout but maintain separate ownership.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision. A recorded vote was taken, Chairman Kevin DeRosiers, Joe Talarico, Dr. Togman, Normand Roy were in favour.

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because it was their opinion that the variances requested were minor in nature, were desirable for the appropriate use and development of the subject lands, and were within the intent and purpose of the Zoning By-law and Official Plan.

2. Application A-22-2020 Owner: 2314611 Ontario Inc. Agent Gerald Buckrell/Hatch Ltd.

Mr. Buckrell participated electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required sign. It was confirmed that the sign was posted.

Mr. Buckrell provided a brief overview of the application and the proposal and explained that the application is concurrent with application A-21-2020.

Correspondence for the minor variance application was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Ministry of Energy, Northern Development and Mines, Enbridge (Union Gas), Realty Services, Building Services, Parks and Open Spaces, and Engineering & Operations Division.

July 29, 2020  
Ms. Jillian Fazio, Planner II, Planning Services Division supported the application, with condition.

The Chairman asked if there was anyone participating who wanted to speak for or against the proposal. There were no electronic participants registered.

The Chairman asked the members for a vote as to the approval of this application. A recorded vote was taken. Chairman Kevin DesRosiers, Joe Talarico, Dr. Togman, Normand Roy were in favour.

“TAKE NOTICE THAT the application is to gain relief from the Zoning By-law, as set forth in the application and described in the table below:

The purpose of the application is for to gain relief from the Zoning By-law, as set forth in the application and described in the table below:

|             |   |
|-------------|---|
| Section 4.1 | Vary the definition of “LOT” as follows:<br>A “LOT” is a parcel of land or contiguous parcels of land that may be held under more than one ownership, but, developed together for Mutual Benefit. |
|-------------|---|

The effect of this application would be to allow the applicant to develop the properties known as 1227 John Street Road and 1207 John Street Road with one cohesive parking lot layout but maintain separate ownership.

Be approved;”

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because it was their opinion that the variances requested were minor in nature, were desirable for the appropriate use and development of the subject lands, and were within the intent and purpose of the Zoning By-law and Official Plan.

The majority of the members have supported the approval of this application, as set forth in its decision.

Chairman Petersen returned to the meeting.

3. Application A-23-2020 Owner: Daniel Jagielowicz and Sheena Jagielowicz, 1001 W. Frederica Street

Mr. Jagielowicz participated electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs were posted.

Mr. Jagielowicz provided a brief overview of the application and the request to expand a legal non-conforming 7 unit apartment to 9 units. Mr. Jagielowicz noted that he purchased the apartment in March of 2007 and he thought the 9 units were legal.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Ministry of Energy, Northern Development and Mines, Enbridge (Union Gas), Realty Services, Building Services, with conditions, Parks and Open Spaces, with condition, and Engineering & Operations Division, with conditions.

Comments were received from Larry and Rose Kasstan, neighbours to the apartment building. Concern was voice regarding inadequate parking on site and on the street.

Mr. Jamie Kirychuk, Planner II, Planning Services Division supported the application, with condition.

The Chairman polled the members for questions. Discussion took place regarding the number of units that were originally built and the additional two units. Discussion took place regarding the requested conditions.

July 29, 2020

The Chairman asked the members for a vote as to the approval of the application for Permission. A recorded vote was taken. Chairman Kevin DesRosiers, Andreas Petersen, Joe Talarico, Dr. Togman, Normand Roy were in favour.

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application:

The purpose of the application is to expand a legal non-conforming seven (7) unit apartment as set forth in the application.

Documents on file support the use of a legal non-conforming seven (7) unit apartment dwelling, in the “MU1” Zone.

The effect of this application would be to allow for the continued use of a nine (9) unit apartment dwelling and recognize the parking as shown.

The property is municipally known as 1001 W. Frederica Street and is described as Lot 29 and Lot 30, Block 23, Registered Plan 219.

Be approved;”

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because it was their opinion the application for Permission, was desirable for the appropriate use and development of the subject lands, and were within the intent and purpose of the Zoning By-law and Official Plan.

The majority of the members have supported the approval of this application, as set forth in its decision.

4. Application A-24-202 Applicant: FN Motel One Lp Inc. Planning consultant: Tyler Rizzuto, Stantec Consulting

Mr. Tyler Rizzuto participated electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs were posted.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Ministry of Energy, Northern Development and Mines, Enbridge (Union Gas), Building Services, Realty Services, Parks and Open Space, with condition and Engineering & Operations Division, did not support the variance for the parking based on the parking study provided.

Jamie Kirychuk, Planner II, Planning Services Division supported Engineering and Operations comments to defer or deny the application.

Comments were received from Quadera Limited, concern was voiced with the proposed reduction in parking. It was stated that the parking should be one space per suite. Access was also of concern, it was noted that the access should be Arthur Street only, and no access on Donald Street, it is a residential area.

Comments were received from 7247177 Manitoba Ltd., c/o Dawson Properties. Mathieu Rivard, President, stated that the proposed reduction in parking would have a negative impact for on-street parking. The nature of the motel and the location means that most persons staying at the hotel will have a vehicle which they will need to park. The proposed increase in height amounts to a twenty-five percent increase from the maximum height. Mr. Rivard noted that the proposed 4-storey building will be noticeably taller than other buildings that abut the property. The increase in height and the reduced side yard are not minor in nature.

July 29, 2020

The Secretary-Treasurer informed the members that Bernie Taddeo called with concerns with the reduction in parking and the access/egress from Donald Street.

Tyler Rizzuto introduced Naji Alimam, P. Eng., Transportation Planner from Stantec Consulting by way of MS teams participation.

Mr. Alimam was the author of the revised parking study, which included 4 additional spaces to the previous site plan. An overview was provided by Mr. Alimam as to how the study was completed and the sources of data.

Mr. Alimam stated that based on his study, at full occupancy only .72 parking spaces would be required, the proposed variance would be for .78 parking spaces.

Engineering and Operations noted that they were not in a position to support the parking study as submitted.

The Chairman polled the members for questions. Mr. Talarico asked if the current motel would be torn down, or an addition. It was noted that the motel has already been torn down.

Mr. Petersen asked how many rooms are proposed for each floor. Mr. Rizzuto advised that there would be approximately 25 rooms per floor. Mr. Petersen noted that if one floor was removed, the height variance and the parking variance would not be required. Mr. Rizzuto stated that it is more cost effective, and it was a business decision to add the additional floor and rooms.

Discussion took place regarding the parking when the motel hits capacity. Mr. Rizzuto informed the members that the applicants are looking to lease spaces for additional parking at Agostino's deli. Access to Donald Street was discussed, and it was suggested that the access be restricted.

Tyler Rizzuto requested a deferral of application A-24-2020 to allow for the preparation of a parking study that would be acceptable to Engineering and Operations and Planning.

The Committee of Adjustment members passed the following resolution.

‘THAT the request from Tyler Rizzuto, to defer application A-24-2020 to allow for the preparation of an acceptable Parking Study.’

The application will be scheduled for the August 26, 2020 hearing.

Chairman Petersen relieved Vice Chairman DesRosiers of the Chairman position.

#### 5. Application A-26-2020 Applicants Northern Turf Equipment, Rusrow Leasing Ltd.

Mr. Steve Suttie and Evan Hughs, from Tom Jones participated electronically for the meeting and they were available to answer questions regarding this application. The Chairman asked if they had complied with the posting of the required signs. It was confirmed that the signs were posted.

Mr. Suttie provided a brief overview of the application for Permission to expand a Legal Non-Conforming use. He noted that they want to expand the current show room.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Ministry of Energy, Northern Development and Mines, Enbridge (Union Gas), Building Services, Ministry of Transportation, Parks and Open Space, with condition, Realty Services and Engineering & Operations Division with condition.

Mr. Jamie Kirychuk, Planner II, Planning Services Division supported the application, with condition.

The Chairman polled the members for questions. Discussion took place regarding the Site Plan Control process.

July 29, 2020

The Chairman asked the members for a vote as to the approval of the application for Permission. A recorded vote was taken. Chairman Andreas Petersen, Kevin DesRosiers Joe Talarico, Dr. Togman, Normand Roy were in favour.

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application:

The purpose of the application is to expand a legal non-conforming Retail Service Shop, as set forth in the application and described below:

Documents on file support the use of a legal non-conforming use of a Retail Service Shop.

The effect of this application would be to allow for the addition of a showroom to the existing Retail Service Shop and recognize the proposed 9 parking spaces.

Be approved;”

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because it was their opinion the application for Permission, was desirable for the appropriate use and development of the subject lands, and were within the intent and purpose of the Zoning By-law and Official Plan.

The majority of the members have supported the approval of this application, as set forth in its decision.

6. Application A-28-2020 Applicants Jeffrey Dizon and Richie Dizon, 434 S. Archibald Street

Mr. Dizon participated electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs were posted.

The Secretary-Treasurer, provided a revised site plan that included two parking spaces at the rear of the property, and one in the front. She advised that the request for the variance for parking is eliminated at the request of the applicant.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Ministry of Energy, Northern Development and Mines, Enbridge (Union Gas), Building Services, with condition, Parks and Open Space, Realty Services and Engineering & Operations Division with conditions.

Correspondence was received and read by the Secretary-Treasurer from Ms. McNabb, signed by neighbours. They noted that they were against the proposed variance to allow for two units. Concern was voiced with insufficient parking. It was noted that there is an existing parking shortage on the block, especially in the winter during calendar parking. It was noted that Archibald Street is a busy one-way street going north.

Aviran Ben Sason registered as a participant, was on line for the hearing, and however did not actively participate.

Monika McNabb and Donna Korroll participated electronically together. Ms. McNabb said that there are currently 3 units in the dwelling. Concern was voiced with the lack of upkeep and the potential for the 8 bedrooms being rented separately.

Mr. DesRosiers noted that you cannot define family, people can live as a family unit within the dwelling.

Mr. Dizon said that currently there are 2 kitchens and 2 bathrooms in the dwelling. Mr. Dizon stated that he wants to get a building permit and make 2 legal units within the dwelling.

July 29, 2020

Mr. Jamie Kirychuk, Planner II, Planning Services Division supported the application.

The Chairman asked the members for a vote as to the approval of the minor variance application. A recorded vote was taken, Chairman Andreas Petersen, Kevin DesRosiers Joe Talarico, Dr. Togman, Normand Roy were in favour.

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application:

The purpose of the application is to gain relief from the Zoning By-law, as set forth in the application and described in the table below:

|             |   |
|-------------|---|
| Table 9.2.1 | Reduce the Minimum Required Lot Depth from 30 metres to 29 metres<br>Reduce the Minimum Required Lot Area from 450 square metres to 435 square metres |
|-------------|---|

The effect of this application would be to allow the applicant to convert the existing single detached dwelling to a duplex dwelling.

Be approved;”

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because it was their opinion that the variances requested were minor in nature, were desirable for the appropriate use and development of the subject lands, and were within the intent and purpose of the Zoning By-law and Official Plan.

The majority of the members have supported the approval of this application, as set forth in its decision.

7. Application B-27-2020 Applicant: Wesley Thom, 77 N. Clarkson

Mr. Thom participated electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs were posted.

Mr. Thom advised the Committee that the application was previously approved, however had lapsed. A number of the conditions had already been fulfilled.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Bell, Synergy North, Ministry of Energy, Northern Development and Mines, Enbridge (Union Gas), Building Services, Parks and Open Space, with conditions, Realty Services and Engineering & Operations Division.

Correspondence was received Mr. Gilbert Vanson, and Mrs. Lois Vanson. Concern was voiced with the cutting of the trees on the subject property, and the short supply of trees in the City of Thunder Bay. Disappointment was expressed that the application was being heard for a second time, given the first one lapsed.

The Secretary-Treasurer reported that a telephone call from Concetta Cuglietta was received in objection to the proposed severance.

Mr. Jamie Kirychuk, Planner II, Planning Services Division supported the application, with conditions.

The Chairman polled the members for questions.

The Chairman asked the members for a vote as to the approval of the minor variance application. A recorded vote was taken. Chairman Andreas Petersen, Kevin DesRosiers Joe Talarico, Dr. Togman, Normand Roy were in favour.

July 29, 2020

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application:

The consent to the severance and conveyance of one (1) Parcel of land having a Lot Frontage of 34.99 metres, and a Lot Area of 281.2 square metres, the lot is triangular in shape. The retained parcel will have a Lot Frontage of 22.79 metres, a Lot Depth of 25.3 metres and a Lot Area of square 483.5 metres, as set forth in the application. This application B-11595, was previously approved, but has lapsed.

The property is municipally known as 77 N. Clarkson Street and is described as Part of Lot 1 & 2 Registered Plan 612.

Be approved;”

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because the parcels of land being created would conform to the requirements of the Zoning By-law and the Official Plan, and because it was their opinion that proper and orderly development could be achieved without requiring a Plan of Subdivision.

The majority of the members have supported the approval of this application, as set forth in its decision.

SUPPLEMENTARY AGENDA

**Signing of June 24, 2020 meeting minutes**

Moved by: Kevin DesRosiers  
Seconded by: Joe Talarico

THAT the minutes of Meeting No. 04-2020 of the Thunder Bay Committee of Adjustment, held **June 24, 2020** be confirmed as presented.”

Carried

**CONSENTS:**

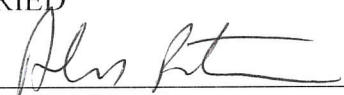

**Application B-07-2020            693 Woodcrest Road – Lot addition**

**NEW BUSINESS:**

Secretary-Treasurer’s medical leave commencing August. 12, 2020.

**1. ADJOURNMENT**

The meeting adjourned at 4:35 p.m.

CARRIED  
  
CHAIRMAN  
  
Acting SECRETARY-TREASURER

THE CORPORATION OF THE CITY OF THUNDER BAY, ONTARIO

Committee of Adjustment

MOVED BY: *Andreas Petersen*  
SECONDED BY: *Kevin DesRosiers*

DATE: September 30, 2020

*AP*  
'THAT the minutes of Meeting No. 05-20 of the Thunder Bay Committee of Adjustment, on **July 29, 2020** be confirmed as presented/amended.

*[Signature]*  
**CARRIED/LOST**

*[Signature]*  
**CHAIRMAN**



August 26, 2020



COMMITTEE OF ADJUSTMENT

DATE August 26, 2020

MEETING NO. 06-20

TIME 2:00 p.m.

PLACE S.H. Blake Memorial Auditorium Electronic Participation using MS teams

CHAIRMAN: Mr. A. Petersen, present VICE CHAIRMAN: Mr. K. DesRosiers present

Chairman Petersen did a roll call of Committee members and administration. The attendance was recorded.

|                          |  |
|--------------------------|--|
| Mr. J. Talarico, present | M. Pepe, Acting Secretary-Treasurer, present         |
| Dr. R. Togman, present   | J. Thompson, Planning Technician, present            |
|                          | J. Kirychuk, Planner II, present                     |
|                          | J. Fazio, Planner II, present                        |
|                          | A. Ward, Project Engineer, electronic participation  |
|                          | D. Smith, Eng & Operations, electronic participation |

ABSENT:  
Mr. N. Roy

Chairman Petersen outlined the procedure which the Committee would follow in dealing with an application.

DISCLOSURE OF INTEREST: Dr. Richard Togman declared a conflict for application B-25-2020 and Joe Talarico declared a conflict for application B-33-2020 due to business dealings.

Chairman Petersen, noted that application A-35-2020 and B-36-2020, was deferred.

APPLICATIONS

The Acting Secretary-Treasurer read out the Notices of Hearing and submitted the list of relevant documents to the Committee for its consideration. She also filed, with the Committee, her affidavit pertaining to Notices of Hearing and the list of relevant persons to whom such notices were sent.  
The Committee members received and considered all written comments received prior to the hearing.

1. Application A-24-2020 Owner: FN Motel One Lp Inc. Planning Consultant: Tyler Rizzuto, Stantec Consulting, 235 W. Arthur Street

The Acting Secretary-Treasurer read the Notice of Hearing and noted the application was deferred from the July 26, 2020 hearing to allow the applicant to prepare an acceptable Parking Study.

Mr. Tyler Rizzuto participated electronically for the meeting and was available to answer questions regarding this application.

August 26, 2020

Mr. Rizzuto noted he had submitted a revised parking study to the Engineering and Operations Division. The parking study notes 0.82 parking spaces per suite and additional spaces have been secured for any overflow parking, being a 3 minute walk from the subject property.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Ministry of Energy, Northern Development and Mines, Enbridge (Union Gas), Building Services, and Realty Services. Correspondence was received from Parks and Open Space indicating no objections with condition the lands are designated as Site Plan Control. Engineering & Operations Division confirmed an updated Parking Study was submitted and deemed it acceptable. They have no objections to the application with condition as per Planning Services.

Jamie Kirychuk, Planner II, Planning Services Division supported the application and offers no objection with conditions.

Comments were received from Quadera Limited, concern was voiced with the proposed reduction in parking. It was stated that the parking should be one space per suite. Access was also of concern, it was noted that the access should be Arthur Street only, and no access on Donald Street, it is a residential area.

Comments were received from 7247177 Manitoba Ltd., c/o Dawson Properties. Mathieu Rivard, President, stated that the proposed reduction in parking would have a negative impact for on-street parking. The nature of the motel and the location means that most persons staying at the hotel will have a vehicle which they will need to park. The proposed increase in height amounts to a twenty-five percent increase from the maximum height. Mr. Rivard noted that the proposed 4-storey building will be noticeably taller than other buildings that abut the property. The increase in height and the reduced side yard are not minor in nature.

The Chairman asked if there was anyone participating who wanted to speak for or against the proposal. There were no electronic participants registered.

The Chairman polled the members for questions. Mr. Talarico asked what has changed in the new parking study that was submitted. Mr. Ward noted, the additional sample sites submitted of similar conditions and the provision for overflow parking.

The Chairman asked the members for a vote as to the approval of the application.

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application:

The purpose of the application is to gain relief from the Zoning By-law, as set forth in the application and described in the table below:

|  |  |
|--|--|
| Section 5.14.4                               | Reduce the minimum required one loading space to 0 loading spaces  |
| Section 5.15.2                               | Reduce the minimum required Parking Aisle Width from 6.7 metres to 6 metres, under the Canopy only   |
| Section 5.15.9<br>Parking Spaces<br>Required | Reduce the minimum required one space for every suite to 0.82 parking spaces for every suite as amended in revised Parking Study dated August 20, 2020.  |
| Section 5.20 Split<br>Zone B)                | When the Main Use is not permitted in all of the Zones that now apply to the LOT, the total LOT may be used to satisfy the regulations of this By-Law. To allow for the PARKING LOT, BUILDING or STRUCTURES to be permitted on the portion of the LOT located in the ZONE WHERE THE MAIN USE is not permitted. |
| Section 22<br>Table 22.2.1                   | Increase the Maximum Height from 12 metres to 15 metres<br>Reduce the Minimum required Interior Side Yard from 6 metres to 2.1 metres  |

August 26, 2020

The effect of this application would be to allow the applicant to construct a 4 storey motel with 94 rooms.

The property is municipally known as 235 W. Arthur Street and is described as Part of Lot 3 and Part of Lot 4, Registered Plan 690, PART 1 on Plan 55R8508.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because it was their opinion that the variances requested were minor in nature, were desirable for the appropriate use and development of the subject lands, and were within the intent and purpose of the Zoning By-law and Official Plan.

## 2. Application B-25-2020 Owner: 2677221 Ontario Inc., 57 & 59 S. Court Street

Dr. Richard Togman has left the room.

The Acting Secretary-Treasurer noted the key map in the Notice of Hearing that was mailed to the property owners within the 60m buffer of the subject property did not show the correct property however the Notice was circulated to the correct people and the Notice contained sufficient information to adequately describe the proposed severance.

Mr. Nick Findlay participated electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required sign. It was confirmed that the sign was posted.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Ministry of Energy, Northern Development and Mines, Enbridge (Union Gas), Realty Services, Building Services, Ministry of Transportation, TBayTel, and Bell Canada.

Parks and Open Spaces has no objections, with condition.

Engineering & Operations Division has no objections, with condition.

Mr. Jamie Kirychuk, Planner II, Planning Services Division supported the application, with condition.

The Chairman asked if there was anyone participating who wanted to speak for or against the proposal. There were no electronic participants registered.

The Chairman polled the members for questions. There were no questions from the members.

The Chairman asked the members for a vote as to the approval of this application.

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application.

The consent to the severance and conveyance of one (1) parcel of land having a Lot Frontage of 24.38 metres and a Lot Depth of 20.12 metres and a Lot Area of 490.5 square metres. The retained parcel will have a Lot Frontage of 25.91 metres, a Lot Depth of 20.12 metres and an approximate area of 521.3 square metres, as set forth in the application.

The property is municipally known as 57 and 59 S. Court Street and is described as PLAN 95 ½ S PEARL S PEARL LOT 5

Be approved;”

August 26, 2020

The majority of the members have supported the approval of this application, as set forth in its decision.

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because the parcels of land being created would conform to the requirements of the Zoning By-law and the Official Plan, and because it was their opinion that proper and orderly development could be achieved without requiring a Plan of Subdivision.

Dr. Richard Togman re-entered the room.

3. Application A-29-2020   Owner: Trevlind Investments, 106 N. High Street

Mr. Paul Trevisanutto participated electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs were posted.

Mr. Trevisanutto addressed a concern regarding green space. He noted they had added green space on the property at the corner of Van Norman and High Street.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Ministry of Energy, Northern Development and Mines, Ministry of Transportation, TBayTel, Realty Services, Building Services, Parks and Open Spaces, with condition, and Engineering & Operations Division, with conditions.

Comments were received from Sharon and Glenn Pitkanen, neighbours to the subject property, who support the application.

Mr. Jamie Kirychuk, Planner II, Planning Services Division supported the application, with condition.

The Chairman asked if there was anyone participating who wanted to speak for or against the proposal. There were no electronic participants registered.

The Chairman polled the members for questions. Discussion took place regarding clarification to the condition for Site Plan Control. Planning noted the property to be designated as Site Plan Control (SPC) however the applicant is not required to enter into an agreement at this time. The SPC designation is set for any future development.

The Chairman asked the members for a vote as to the approval of the application.

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application:

The purpose of the application is to gain relief from the Zoning By-law, as set forth in the application and described in the table below:

|                |  |
|----------------|--|
| Section 13.2.1 | Increase the Maximum Gross Floor Area of a Food store from 140 square metres to 182 square metres. |
|----------------|--|

The effect of this application would be to allow the applicant to construct a 7.62 metre x 4.27 metre addition to the existing Food Store.

The property is municipally known as 106 N. High Street and is described as Lots 1 to 4, Registered Plan 133.

August 26, 2020

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because it was their opinion that the variances requested were minor in nature, were desirable for the appropriate use and development of the subject lands, and were within the intent and purpose of the Zoning By-law and Official Plan.

4. Application A-30-2020 Applicant: Marostica Group Inc., 815 Fort William Road

Mr. Ron Marostica participated electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs were posted.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Ministry of Energy, Northern Development and Mines, Ministry of Transportation, TBayTel, Realty Services, Building Services, Parks and Open Spaces, and Engineering & Operations Division.

Ms. Jillian Fazio, Planner II, Planning Services Division supported the application, with no condition.

The Chairman asked if there was anyone participating who wanted to speak for or against the proposal. There were no electronic participants registered.

The Chairman polled the members for questions. There were no questions from the members.

The Chairman asked the members for a vote as to the approval of the application.

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application:

The purpose of the application is to gain relief from the Zoning By-law, as set forth in the application and described in the table below:

|                            |   |
|----------------------------|---|
| Section 24<br>Table 24.2.4 | Increase the Maximum Gross Floor Area for a Financial Office from 200.0 square metres to 280.0 square metres. |
|----------------------------|---|

The effect of this application would be to allow the applicant to create a tenant space within the existing building for a financial office.

The property is municipally known as 815 Fort William Road and is described as Lot 29, Registered Plan 816 ROW.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

August 26, 2020

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because it was their opinion that the variances requested were minor in nature, were desirable for the appropriate use and development of the subject lands, and were within the intent and purpose of the Zoning By-law and Official Plan.

5. Application A-31-2020 Applicants: TRT Tom Warden, Rory Cava, Tom Bergagnini Agent: Alan Cooke, Northern Home Designs, 387 Cuyler Street

Mr. Tom Ward and Mr. Tom Bergagnini had registered electronically to be present at the hearing. Mr. Alan Cooke, their agent, participated electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs were posted.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Ministry of Energy, Northern Development and Mines, Ministry of Transportation, TBayTel, Parks and Open Spaces, Engineering & Operations Division, Realty Services, with comment, and Building Services, with comment.

Correspondence was received from Mr. Marco Arcaro, a neighbour, who is in opposition to the proposal.

Mr. Jamie Kirychuk, Planner II, Planning Services Division supported the application, with condition.

The Chairman asked if there was anyone participating who wanted to speak for or against the proposal. There were no electronic participants registered.

The Chairman polled the members for questions. Mr. Talarico inquired about the conditions of the previously approved application A-72-2019. Discussion took place regarding the conditions. Mr. Petersen addressed the Building Services comment regarding request for Record of Site Condition.

The Chairman asked the members for a vote as to the approval of the application.

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application:

The purpose of the application is to gain relief from the Zoning By-law, as set forth in the application and described in the table below:

|                |   |
|----------------|---|
| Section 9.2.1  | Reduce the minimum required Lot Frontage from 22 metres to 18.47 metres   |
|                | Reduce the minimum required Lot Area from 660 square metres to 610.4 square metres                                      |
|                | Reduce the minimum required Rear yard from 6.7 metres to 6 metres   |
|                | Reduce the minimum required Interior side yard from 1.5 metres to .92 metres  |
|                | Reduce the minimum required Exterior side yard from 3 metres to 1.04 metres   |
| Section 5.15.2 | Eliminate the required Access to Parking Lot and Parking Aisle provision for the four spaces accessed from the laneway. |

The development criteria is for a four unit apartment which was previously approved by the Committee of Adjustment, Application A-72-2018.

The application is also for Permission for a Legal Non-Conforming Use, being Personal Service Shop, a hair salon to continue.

August 26, 2020

The effect of this application would be to allow the applicants to construct a two unit apartment addition to an existing Legal Non-conforming Personal Service Shop (Hair Salon). The Personal Services Shop may be converted to a residential unit in the future, as set forth in the application

The property is municipally known as 387 Cuyler Street and is described as Lots 172-173, Registered Plan 239.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because it was their opinion that the variances requested were minor in nature, were desirable for the appropriate use and development of the subject lands, and were within the intent and purpose of the Zoning By-law and Official Plan.

6. Application A-32-2020 Applicants: David DeGiacomo and Catherine DeGiacomo, 500 Beechdale Court

The Acting Secretary-Treasurer noted the request for relief noted should not have been from Section 8, Table 8.2.1 but rather Section 5.16, Permitted Projections, and indicated the effect of the application has not been affected and is still maintained.

Mr. DeGiacomo participated electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs were posted.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Ministry of Energy, Northern Development and Mines, Ministry of Transportation, TBayTel, Realty Services, Building Services, Parks and Open Spaces, and Engineering & Operations Division.

Correspondence was received from Scott and Kate Shumka in support of the application.

Correspondence was received from Jerry Hobischuk opposing the application due to a concern with snow falling from the metal roof and onto the sidewalk with possible injury to pedestrians.

Ms. Jillian Fazio, Planner II, Planning Services Division supported the application, with no condition.

The Chairman asked if there was anyone participating who wanted to speak for or against the proposal. There were no electronic participants registered.

The Chairman polled the members for questions. Mr. DesRosiers addressed the snow sliding off the roof which was confirmed by Mr. DeGiacomo that snow stops will be installed to prevent this from occurring.

The Chairman asked the members for a vote as to the approval of the application.

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application:

The purpose of the application is to gain relief from the Zoning By-law, as set forth in the application and described in the table below:

|            |   |
|------------|---|
| Table 5.16 | Architectural Features<br>Increase the maximum permitted projection into the existing exterior side yard from 0.6 metres to 1.43 metres |
|------------|---|

The effect of this application would be to allow the applicant to reconstruct an attached carport on existing concrete piers and allow for the extension of a sloped roof, with an extended eave.

The property is municipally known as 500 Beechdale Court and is described as Lot 37, Registered Plan M107, Pcl 3977.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because it was their opinion that the variances requested were minor in nature, were desirable for the appropriate use and development of the subject lands, and were within the intent and purpose of the Zoning By-law and Official Plan.

7. Application B-33-2020 Applicant: Mary Kolic and Santino Nucci, 1288 Hutton Park Drive

Mr. Talarico has left the room.

Ms. Mary Kolic-Nucci participated electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if she had complied with the posting of the required signs. It was confirmed that the signs were posted.

Ms. Kolic stated she has acknowledged the comments and conditions for consent received from Planning, Engineering, Parks and Open Spaces and Synergy North and would like to address one of the conditions in further detail.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North with condition, Ministry of Energy, Northern Development and Mines, Realty Services, Building Services, Ministry of Transportation, TBayTel, and Bell Canada.

Parks and Open Spaces has no objections, with condition.

Engineering & Operations Division has no objections, with condition.

Ms. Jillian Fazio, Planner II, Planning Services Division supported the application, with condition.

The Chairman asked if there was anyone participating who wanted to speak for or against the proposal. There were no electronic participants registered.

The Chairman polled the members for questions. There were no questions from the members. Mr. Petersen questioned Engineering regarding any sidewalks in the area. A discussion took place about servicing the newly created lot. Ms. Kolic has noted she is not in agreement with the condition regarding the Deferred Service Payment Agreement. A discussion took place regarding the reason and origin of this payment fee. Dr. Togman requested clarification as to where these funds would be applied. Engineering noted the funds will be used to bring Hutton Park Road to full urban standards as set out for the City. Further discussion took place regarding the time line of releasing these funds for this purpose.

The Chairman asked the members for a vote as to the approval of this application.

August 26, 2020

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application.

The consent to the severance and conveyance of one (1) parcel of land having a Lot Frontage of 15.24 metres and a Lot Depth of 41 metres and a Lot Area of 624.84 square metres. The retained parcel will have a Lot Frontage of 19.81 metres, an irregular Lot Depth of 92.35 metres and an approximate area of 2,612.02 square metres, as set forth in the application.

The property is municipally known as 1288 Hutton Park Drive and is described as Lot 153, Registered Plan 547.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because the parcels of land being created would conform to the requirements of the Zoning By-law and the Official Plan, and because it was their opinion that proper and orderly development could be achieved without requiring a Plan of Subdivision.

Mr. Talarico re-entered the room.

8. Application A-34-2020 Owner: Kurt Whitehead Agent: Jason Inget, 122 Sherbrooke Street

Mr. Inget participated electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs were posted.

Mr. Inget stated he has acknowledged the comments and conditions for the minor variance received from Planning, Engineering, and Building Services and would like to address the one condition in further detail.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Ministry of Energy, Northern Development and Mines, Ministry of Transportation, TBayTel, Realty Services, Building Services with comment, Parks and Open Spaces, and Engineering & Operations Division with condition.

Correspondence was received from Renee Miller opposing the application.

Mr. Jamie Kirychuk, Planner II, Planning Services Division supported the application, with condition.

The Chairman asked if there was anyone participating who wanted to speak for or against the proposal. There were no electronic participants registered.

The Chairman polled the members for questions. There were no questions from the members. A discussion took place as to whether the property was being currently used as having an accessory apartment. Mr. Inget commented that there should be no issues with existing services connections being adequate to support the accessory apartment. Mr. Talarico pointed out a 20cm dimensional discrepancy for the required Lot Frontage from applicants sketch to Notice of Hearing. A discuss took place regarding this issue and it was concluded the zoning bylaw has provisions in place for such concerns and the Committee agreed it met the statutory requirements.

The Chairman asked the members for a vote as to the approval of the application.

August 26, 2020

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application:

The purpose of the application is to gain relief from the Zoning By-law, as set forth in the application and described in the table below:

|                  |   |
|------------------|---|
| Section 5.2.1 b) | Reduce the Minimum required Lot Frontage from 18 metres to 16.76 metres |
|------------------|---|

The effect of this application would be to allow the applicant to create an accessory apartment within a Single Detached Dwelling.

The property is municipally known as 122 Sherbrooke Street and is described as Parts 243 & 243A, Registered Plan M126.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because it was their opinion that the variances requested were minor in nature, were desirable for the appropriate use and development of the subject lands, and were within the intent and purpose of the Zoning By-law and Official Plan.

9. Application A-37-2020 Owner: DeGregorio Development Inc. Applicant: Syncor Contracting Ltd. Agent: Rene Larson, Larson Lawyers, Blocks 44, 45, 46 Registered Plan 55M643

Mr. Larson participated electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs were posted.

Mr. Larson provided a brief overview of the proposal and noted this would be a new development on Weiler Boulevard.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Ministry of Energy, Northern Development and Mines, Ministry of Transportation, TBayTel, Realty Services, Building Services, Parks and Open Spaces, and Engineering & Operations Division.

Ms. Jillian Fazio, Planner II, Planning Services Division supported the application, with comment.

The Chairman asked if there was anyone participating who wanted to speak for or against the proposal. There were no electronic participants registered.

The Chairman polled the members for questions. There were no questions from the members.

The Chairman asked the members for a vote as to the approval of the application.

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application:

The purpose of the application is to gain relief from the Zoning By-law, as set forth in the application and described in the table below:

August 26, 2020

|              |   |
|--------------|---|
| Table 14.2.1 | Increase the Maximum Lot Coverage for an Exterior Townhouse from 35% to 47% |
|              | Increase the Maximum Lot Coverage for an Interior Townhouse from 45% to 56% |

The effect of this application would be to allow the applicant to construct a 6 Unit Townhouse on Block 44, a 6 Unit Townhouse on Block 45 and a 5 unit Townhouse development on Block 46.

The property is legally described as PINS 622681460, 622681461, 622681462 and has yet to be assigned a municipal address.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because it was their opinion that the variances requested were minor in nature, were desirable for the appropriate use and development of the subject lands, and were within the intent and purpose of the Zoning By-law and Official Plan.

**1. ADJOURNMENT**

The meeting adjourned at 4:48 p.m.

CARRIED

  
CHAIRMAN

  
Acting SECRETARY-TREASURER



THE CORPORATION OF THE CITY OF THUNDER BAY, ONTARIO

Committee of Adjustment

MOVED BY: *Kevin Desrosiers*  
SECONDED BY: *Joe Talarico*

DATE: October 28, 2020

'THAT the minutes of Meeting No. 06-20 of the Thunder Bay Committee of Adjustment, on **August 26, 2020** be confirmed as presented/amended.

CARRIED/LOST

  
\_\_\_\_\_  
CHAIRMAN



September 30, 2020



COMMITTEE OF ADJUSTMENT

DATE September 30, 2020

MEETING NO. 07-20

TIME 2:00 p.m.

PLACE S.H. Blake Memorial Auditorium Electronic Participation using MS teams

CHAIRMAN: Mr. A. Petersen, present VICE CHAIRMAN: Mr. K. DesRosiers present

Chairman Petersen did a roll call of Committee members and administration. The attendance was recorded.

|                                      |   |
|--------------------------------------|---|
| Dr. R. Togman, present               | M. Pepe, Acting Secretary-Treasurer, present        |
| Mr. N. Roy, electronic participation | J. Fazio, Planner II, present                       |
|                                      | A. Ward, Project Engineer, electronic participation |

ABSENT:  
Mr. J. Talarico

Chairman Petersen outlined the procedure which the Committee would follow in dealing with an application.

DISCLOSURE OF INTEREST: None

APPLICATIONS

The Acting Secretary-Treasurer read out the Notices of Hearing and submitted the list of relevant documents to the Committee for its consideration. She also filed, with the Committee, her affidavit pertaining to Notices of Hearing and the list of relevant persons to whom such notices were sent.

The Committee members received and considered all written comments received prior to the hearing.

1. Application A-41-2020 Owner: William and Doreen Siemens

Mrs. Siemens registered to participate electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if she had complied with the posting of the required signs. It was confirmed that the signs were posted.

Mrs. Siemens provided a brief overview of the proposal and explained due to the location of the newly constructed well, it was determined the only location for the new dwelling would be to the south of the well placing it within the FD zone. The property gradually slopes from north to south, therefore the new septic field would need to be placed south of the new dwelling to comply with the distance requirement from the well.

September 30, 2020

Correspondence for the minor variance was received and read, indicating no objections or concerns, from Synergy North, Ministry of Energy, Northern Development and Mines, Ministry of Transportation, TBayTel, Realty Services, Building Services, Parks and Open Spaces, and Engineering & Operations Division.

Lakehead Region Conservation Authority (LRCA) has no objection to the proposal however a comment was made stating the property is subject to an Environmental Protection Zone and a permit from LRCA will be required prior to any development taking place in the regulated area.

Correspondence was received from Silvio and Cindy DiGregorio who reside across the street from the subject property on Oliver Road, and are in support of the proposal.

Ms. Jillian Fazio, Planner II, Planning Services Division supported the application, with no condition.

The Chairman asked if there was anyone participating who wanted to speak for or against the proposal. There was no electronic participants registered.

Members were given the opportunity for questions. There were no questions from the members.

The Chairman asked if there were any conditions to the applications. There are no conditions to this application.

The Chairman asked the members for a vote as to the approval of the application. A recorded vote was taken. Normand Roy participated electronically and approved the application.

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application:

The purpose of the application is to gain relief from the Zoning By-law, as set forth in the application and described in the table below:

|                 |   |
|-----------------|---|
| Section 5.20 b) | Vary the Split Zone regulations to allow for the construction of a Single Detached Dwelling on a portion of the lot that is zoned “FD” – Future Development Zone. |
|-----------------|---|

The property is zoned “RU2” Rural Residential Zone and “FD” Future Development Zone. The Split Zone regulations do not allow new buildings to be constructed on the “FD” Zone portion of the property, therefore the application is seeking relief of the “FD” zone to allow for the construction of a Single Detached Dwelling in conformity with the RU2 Zone.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because it was their opinion that the variances requested were minor in nature, were desirable for the appropriate use and development of the subject lands, and were within the intent and purpose of the Zoning By-law and Official Plan.

SUPPLEMENTARY AGENDA

**Signing of July 29, 2020 meeting minutes**

Moved by: Andreas Petersen  
Seconded by: Kevin DesRosiers

September 30, 2020

THAT the minutes of Meeting No. 05-2020 of the Thunder Bay Committee of Adjustment, held **July 29, 2020** be confirmed as presented.”

Carried

**CONSENTS:**

**Application B-87-2019            453 Van Norman Street – Creation of one Lot with Easements**

**NEW BUSINESS:**

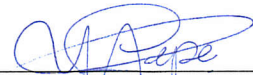
City Council has appointed a new Committee Member at the council meeting held Monday evening, September 28, 2020. The new member is Mr. Matthew Pascuzzo.

**1. ADJOURNMENT**

The meeting adjourned at 2:13 p.m.

CARRIED

  
\_\_\_\_\_  
CHAIRMAN

*Acting*   
\_\_\_\_\_  
SECRETARY-TREASURER



THE CORPORATION OF THE CITY OF THUNDER BAY, ONTARIO

Committee of Adjustment

MOVED BY: *Normand Roy*  
SECONDED BY: *Richard Tognan*

DATE: October 28, 2020

'THAT the minutes of Meeting No. 07-20 of the Thunder Bay Committee of Adjustment, on **September 30, 2020** be confirmed as presented/amended.

CARRIED/LOST

  
CHAIRMAN



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**MEETING DATE** 11/16/2020 (mm/dd/yyyy)

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**SUBJECT** Micro Transit – On Demand Pilot: Transit Service Update

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***SUMMARY***

At the September 14, 2020 Committee of the Whole meeting a resolution was passed that Administration report back on or before November 30, 2020 with a plan to commence testing of a micro transit/on-demand service pilot project by January 31, 2021 for transit route 4 Neebing.

Memorandum from Mr. B. Loroff, Manager – Transit Services Division dated November 2, 2020 relative to the above noted.

***ATTACHMENTS***

1. MEMO DATED NOVEMBER 2, 2020 MICRO TRANSIT UPDATE

## Memorandum

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**TO:** Mayor and Members of Council

**FROM:** Brad Loroff, Manager – Transit Services Division

**DATE:** November 2, 2020

**SUBJECT:** Micro Transit – On Demand Pilot: Transit Service Update  
Committee of the Whole – November 16, 2020

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At the September 14, 2020 Committee of the Whole meeting a resolution was passed that Administration report back on or before November 30, 2020 with a plan to commence testing of a micro transit/on-demand service pilot project by January 31, 2021 for transit route 4 Neebing.

At this time Administration is working towards finalizing the upgrade of the Division's on-demand scheduling software platform capabilities, collecting more data and obtaining additional stakeholder feedback at a Neebing Ward meeting scheduled for November 12, 2020.

As a result of additional time required to complete these tasks and the challenges in terms of other priorities due to the pandemic, the timeline for the provision of the report will have to be extended.

The report will therefore be presented on or before April 30, 2021.

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**MEETING DATE** 11/16/2020 (mm/dd/yyyy)

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**SUBJECT** Fireworks By-law Proposed Amendment

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***SUMMARY***

At the July 20, 2020 Committee of the Whole meeting, a resolution was passed directing Administration to report back before November 23, 2020 with information and options on potential changes that may include decreased dates established for the setting off of fireworks; the potential of increased support from By-law Enforcement to respond to noise complaints relating to fireworks and the ability for the City to enforce a decibel level for the sale of fireworks and accompanying displays.

Memorandum from Mr. D. Vincent, Manager - Licensing & Enforcement dated November 16, 2020, relative to the above noted.

***ATTACHMENTS***

1. MEMORANDUM FROM MR. D. VINCENT DATED NOV 16, 2020

## **MEMORANDUM**

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**TO:** Members of City Council

**FROM:** Doug Vincent  
Manager – Licensing & Enforcement

**DATE:** November 16, 2020

**RE:** Fireworks By-law: Options for amendments.

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This memorandum is intended to provide information on the various options Council may wish to direct Administration to pursue, if changes are desired to the current fireworks by-law.

At the July 20, 2020 Committee of the Whole meeting, a resolution was passed directing Administration to report back on or before the November 23, 2020 with information and options on potential changes to the fireworks by-law. These potential changes were to include reducing the dates established for the setting off of fireworks; the potential for By-law Enforcement to respond to noise complaints relating to fireworks, and the ability for the City to enforce decibel level limits on the sale of fireworks and accompanying displays.

Currently the City's Fireworks By-law No. 45-93 as amended, establish seven (7) named-days that restrictions for the lawful sale and discharge are centered around. Sale is permitted the day-of plus six (6) days prior and the discharge is permitted the day-of plus three (3) days prior.

These named days are:

1. New Year's Day
2. Victoria Day
3. Canada Day
4. Civic Holiday
5. Labour Day
6. December 31
7. Lunar New Year

In reviewing the possible options or solutions to noise concerns surrounding fireworks, Administration has received information from individuals involved in local fireworks sales, the Canadian manufacturing industry and the Canadian National Fireworks Association. The following relevant information was supplied that directly informs councils' available options:

- Noiseless fireworks do not exist. Certain fireworks (like fountains or flares) do not have an explosion or "boom" that is found in the majority of fireworks sold in Canada.

- The noise level (decibel level) emitted by fireworks that are manufactured and allowed to be lawfully sold in Canada is already regulated by the Explosives Act (Canada) under the Natural Resources Canada Department; therefore a municipal By-law cannot further regulate the decibel levels but they can restrict the sale/discharge of specific fireworks in the community.
- There is not any regulatory requirement for Canadian manufacturers and/or distributors to inform consumers of the “decibel level” that occurs from any particular product, so long as they do not exceed the federal standard for consumer fireworks (140 decibels @ 5 meters).
- Some manufacturers of consumer fireworks have placed a “noise rating” on their packaging in Canada to assist consumers in purchasing fireworks for their particular “residential situation”; one manufacturers scale is #1 through #5, where #5 is loudest. This is not regulated or standardized between manufacturers, nor do all manufacturers subscribe to this practice.

Increased support from the By-law Enforcement Division will be addressed in a separate report to Council in December, however the illegal discharge of fireworks would be extremely difficult for Officers to effectively prevent in advance, as the actions cannot usually be predicted and when fireworks are set off illegally, it is usually concluded within very short time-frame. There would certainly be a general deterrence if municipal by-law enforcement services were known to be working evenings and weekends, which would likely reduce some incidents and reported incident could be investigated in a more timely fashion.

Other avenues that could be considered to reduce the nuisance discharges may be:

- Reduce the sale period that precedes the named-day. This would impact Retailers but reduce possession time.
- Reduce the legal discharge period, ie. to day-of only and until 12:30am, day following with “weather delay” exemption. This would impact law-abiding resident celebrations.
- Identify certain types of “named” fireworks and prohibit sale or discharge. This would impact manufacturers, distributors and retailers and less enjoyable for residents who want that big explosion.
- Increase “awareness” advertising two (2) weeks before each named-day speaking to issues; consider licensing retailers and/or require communications at point of sale.
- Create stronger enforcement sections to include property owner responsibility and increase set-fine ticket amounts and escalating fine structure for illegal discharges.
- Reduce the number of named-days from current number, seven.
- Prohibit sale or discharge completely.

Any or all of these potential approaches may reduce the unintentional illegal discharges and nuisance activities but products are available very close, in surrounding communities and there will always a certain level of intentional nuisance activities surrounding fireworks.

cc. Krista Power, City Clerk  
Mark Smith, GM Development & Emergency Services

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**MEETING DATE** 11/16/2020 (mm/dd/yyyy)

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**SUBJECT** Request for a Report - Funding Tracking & Status

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***SUMMARY***

Memorandum from Mayor B. Mauro dated November 9, 2020 relative to the above noted.

***RECOMMENDATION***

With respect to the memorandum from Mayor Mauro dated November 9, 2020 relative to a request for a report from Administration that outlines the current processes used for tracking funding opportunities, applications and outcomes;

AND THAT Administration provide for a recommendation on the implementation of a central repository of this information going forward;

AND THAT a report be received on or before March 22, 2020;

AND THAT any necessary by-laws be presented to City Council for consideration.

***ATTACHMENTS***

1. MEMO - MAYOR B. MAURO DATED NOVEMBER 9, 2020

## Memorandum

*Office of the City Clerk*  
**Fax:** 623-5468  
**Telephone:** 625-2230

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**TO:** Krista Power, City Clerk

**FROM:** Mayor Mauro

**DATE:** November 9, 2020

**SUBJECT:** Motion – Request for a Report- Funding Tracking & Status  
**Committee of the Whole** – November 16, 2020

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The City of Thunder Bay is continuously applying for funding through other levels of government, agencies and the private sector. It is my understanding that the work of tracking funding opportunities, applications and outcomes resides in departments but that there is no central repository for this information including grant opportunities where applications have not been submitted.

It is my request that Administration review the current processes on how this information is being tracked and provide a recommendation on the potential for a central tracking registry for all funding opportunities, applications and the outcomes.

As such, the following motion is provided for Council's consideration;

With respect to the memorandum from Mayor Mauro dated November 9, 2020 relative to a request for a report from Administration that outlines the current processes used for tracking funding opportunities, applications and outcomes;

AND THAT Administration provide for a recommendation on the implementation of a central repository of this information going forward;

AND THAT a report be received on or before March 22, 2020;

AND THAT any necessary by-laws be presented to City Council for consideration.