



City Council (Public Meeting) Minutes

Monday, July 25, 2022, 6:46 p.m.

S.H. Blake Memorial Auditorium

Present: Mayor Bill Mauro
Councillor Albert Aiello
Councillor Mark Bentz
Councillor Shelby Ch'ng
Councillor Andrew Foulds
Councillor Brian Hamilton
Councillor Rebecca Johnson
Councillor Brian McKinnon
Councillor Aldo Ruberto
Councillor Peng You

Officials: Dana Earle, Deputy City Clerk
Norm Gale, City Manager
Cynthia Cline, Acting City Solicitor
Linda Evans, General Manager - Corporate Services & Long-Term Care
Karen Lewis, General Manager - Development & Emergency Services
Kelly Robertson, General Manager - Community Services
Joel DePeuter, Manager – Realty Services
Devon McCloskey, Supervisor – Planning Services
Decio Lopes, Senior Planner – Planning Services
Jamie Kirychuk, Planner II - Planning Services
Michael Grimaldi, Solicitor
Flo-Ann Track, Council & Committee Clerk

1. City Council (Public Meeting)

Chair: Mayor Bill Mauro

2. Disclosures of Interest

3. Confirmation of Agenda

Confirmation of Agenda - July 25, 2022 - City Council (Public Meeting)

Moved By: Councillor Aldo Ruberto

Seconded By: Councillor Brian Hamilton

WITH RESPECT to the July 25, 2022 City Council (Public Meeting), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

4. Public Meeting Procedures

Public Meeting procedures were read to Members of Council and those in attendance.

5. City Council (Public Meeting)

6. Reports of Municipal Officers

6.1 Consent to Sever - 380 Belton Avenue

Report R 126/2022 (Planning Services) The application for consent to sever, as submitted by K. Treichler, seeks to create one new lot comprised of two parcels separated by a Hydro One transmission corridor.

Planning Services supports the application as approval was given to OPA #8 and Zoning By-law Amendment 69/2022, which seeks to accommodate development that is otherwise constrained given the specific circumstances that effect the property.

Memorandum from Senior Planner - Planning Services Decio Lopes dated July 21, 2022 relative to Report R 126/2022 (Development & Emergency Services - Planning Services) was distributed separately on Thursday, July 21, 2022 to members of Council and the City Manager only.

Decio Lopes provided a brief overview of the report and responded to questions from Members of Council.

The Chair asked whether the applicant was in attendance and wished to be heard.

Applicant Kevin Treichler appeared before Committee and provided a brief overview.

The Chair asked if there were any speakers to the application who wished to be heard.

The Deputy City Clerk advised that no speakers to the application had registered.

The Chair asked Members of Council if they wished to ask any further questions of the applicant.

Moved By: Councillor Rebecca Johnson

Seconded By: Councillor Albert Aiello

WITH RESPECT to Report R 126/2022 (Planning Services), and to the application from K. Treichler to create one new rural lot as it applies to the lands on the east side of Belton Street, further described as Registered Plan 762, part of Lots 31 & 32, we recommend that the proposed severance be approved conditionally, for a period of two years ending on July 25, 2024, upon the following being submitted to the Secretary-Treasurer of the Committee of Adjustment:

1. That the applicant submit to the Secretary-Treasurer, a proper legal description of the lands to be severed including the lot frontage, lot depth, and lot area of the surveyed parcel(s), prepared by an Ontario Land Surveyor. The Plan shall contain a minimum of two observed reference points noted on the printed Plan. The Reference Plan drawing shall be modified to represent real world co-ordinates based on North American Datum (NAD) 1983 Canadian Spatial Reference System (CSRS) Version 6 (2010.0). The drawing shall be supplied in digital format (AutoCAD.dwg or ArcGIS shapefile) and hard copy format.
2. That the applicant receive preliminary approval from the Thunder Bay District Health Unit for the required on-site septic system for the parcel being created.
3. That the applicant completes and returns to the Building Division, the municipality's Well Water Quantity Testing forms required for the

severed and retained parcels to the satisfaction of the Building Division.

4. That the applicant prepare, for the approval of the City Engineer, a lot grading and drainage plan and the construction of any drainage facilities and dedication of easements as required.
5. That payment of the required Parkland fee is made, pursuant to subsections 51.1(1) & 51.1(3) of Section 51 of the Planning Act, R.S.O. 1990, for the lot to be severed.
6. That Official Plan No. #8 is approved.
7. That Zoning By-law amendment By-law 69/2022 is approved.
8. That Council has passed By-law 70/2022 to withdraw authority for approval of Consent through Section 54(7) of the *Planning Act*.

ALL as contained in Report R 126/2022 (Development & Emergency Services - Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

6.2 Official Plan Amendment - 2811 Oliver Road (Lindstrom Holdings Inc.)

Report R 128/2022 (Planning Services) providing a recommendation relative to a request for a site-specific Official Plan Amendment, to amend the lot creation policies within the rural area. The purpose of this application is to permit the severance of 2811 Oliver Road. The proposal seeks to sever the subject property into two equally sized lots that would both be 2.06 hectares (5.09 acres) in size.

The Official Plan restricts lot creation within the rural areas and states “no more than two lots may be created from a parcel held under unity of ownership on January 1st, 1978”. If granted, this application would result in the fourth lot being created from the parent parcel since 1978.

The Planning Services Division finds that the proposed amendment is not consistent with the Official Plan or Provincial Policy Statement, as it does not promote sustainable land use patterns or cost effective development. For these reasons, it is recommended that the Official Plan not be amended.

Memorandum from Planner II - Planning Services Jamie Kirychuk dated July 21, 2022 relative to Report R 128/2022 (Development & Emergency Services - Planning Services) was distributed separately on Thursday, July 21, 2022 to members of Council and the City Manager only.

Jamie Kirychuk provided a PowerPoint Presentation relative to the above noted and responded to questions.

Consultant Tyler Rizzuto - Stantec, on behalf of the applicant, appeared before Committee and responded to questions.

Applicant Matthew Lindstrom appeared before Committee and responded to questions.

The Chair asked if there were any speakers to the application who wished to be heard.

The Deputy City Clerk advised that no speakers to the application had registered.

The Chair asked Members of Council if they wished to ask any further questions of the applicant.

Moved By: Councillor Andrew Foulds

Seconded By: Councillor Brian Hamilton

THAT a Public Meeting having been held with respect to the application by Lindstrom Holdings Inc., relative to PT LT MARKED GEORGE A.L. WOOD N OF NEEBING MCINTYRE SPO RT 1. 55R3329 THUNDER BAY, municipally known as 2811 Oliver Road, we recommend that no change be made to the Official Plan;

ALL as contained in Report R 128/2022 (Planning Services) as submitted by the Development & Emergency Services Department.

Referral: Official Plan Amendment - 2811 Oliver Road (Lindstrom Holdings Inc.)

Moved By: Councillor Aldo Ruberto

Seconded By: Councillor Brian McKinnon

THAT a Public Meeting having been held with respect to the application by Lindstrom Holdings Inc., relative to PT LT MARKED GEORGE A.L. WOOD N OF NEEBING MCINTYRE SPO RT 1. 55R3329 THUNDER BAY, municipally known as 2811 Oliver Road, we recommend that Report R 128/2022 (Planning Services) be referred back to Administration so that

an alternate resolution that supports the request Official Plan Amendment can be prepared;

Council accepts the rationale provided by the applicant and concurs that a site specific policy should be added to allow for the proposed lot creation within the rural area.

CARRIED

6.3 Official Plan & Zoning By-law Amendment - Corner of Golf Links Road & Harbour Expressway

Report R 129/2022 (Planning Services) requesting a site-specific Official Plan and Zoning By-law amendment to facilitate a regional commercial development. More specifically, the proposal seeks to amend the Zoning By-law to add retail store and restaurant as permitted uses and reduce the number of parking spaces for a restaurant without drive-through service. In addition, the application seeks to re-designate a portion of the lands from the Natural Heritage Designation to Business Area.

The lands are proposed to be developed in three phases, with this application requesting amendments exclusively for Phase 1. Phase 1 will be developed with a retail warehouse (2,879.50 square metres) and two smaller retail commercial buildings (676.00 square metres & 204.00 square metres). The lands will be accessed from Innovation Drive and Golf Links Road.

The Applicant's request is consistent with the Provincial Policy Statement and the Growth Plan for Northern Ontario and is in keeping with the intent of the Official Plan. For these reasons, Administration supports the approval of the proposed amendments.

Memorandum from Planner II - Planning Services Jamie Kirychuk dated July 21, 2022 relative to Report R 128/2022 (Development & Emergency Services - Planning Services) was distributed separately on Thursday, July 21, 2022 to members of Council and the City Manager only.

Jamie Kirychuk provided a PowerPoint Presentation relative to the above noted.

Applicant Toby Singlehurst appeared before Committee and responded to questions.

Consultant Tyler Rizzuto - Stantec, on behalf of the applicant, appeared before Committee and responded to questions.

The Chair asked if there were any speakers to the application who wished to be heard.

The Deputy City Clerk advised that no speakers to the application had registered.

The Chair asked Members of Council if they wished to ask any further questions of the applicant.

Moved By: Councillor Peng You

Seconded By: Councillor Mark Bentz

Official Plan Amendment

THAT a Public Meeting having been held with respect to the application by Jennum Properties Inc., relative to lands described in "Attachment C", we recommend:

1. That the proposed Official Plan Amendment to re-designate a portion of the lands from Natural Heritage to Business Area as show on "Attachment A" be approved,

AND THAT the necessary By-law is presented to City Council for ratification.

ALL as contained in the Report R 129/2022 (Planning Services), as submitted by the Development and Emergency Services Department.

Zoning By-law Amendment

Zoning By-law 100-2010

THAT a Public Meeting having been held with respect to the application by Jennum Properties Inc., relative to lands described in "Attachment C", we recommend that the Zoning By-law 100-2010 be amended as follows:

1. Rezone a portion of the lands from "IN6" – Prestige Industrial Zone – Holding and "FD" – Future Development Zone to "IN6" – Prestige Industrial Zone;
2. Add "Retail Store" and "Restaurant" as permitted uses, in the "IN6" – Prestige Industrial Zone;
3. Reduce the required number of parking spaces for a restaurant without drive-through service from 1 parking space for every 6.0 square

metres of gross floor area to 1 parking space for every 8.0 square metres of gross floor area.

And

THAT a Public Meeting having been held with respect to the application from the application by Jennum Properties Inc., relative to lands described in “Attachment C”, we recommend that the Zoning By-law 1/2022 be amended as follows:

1. Add “Retail Store” as a permitted use, in the “BU” – Business Use Zone.
2. Reduce the required number of parking spaces for a restaurant without drive-through service from 1 parking space for every 6.0 square metres of gross floor area to 1 parking space for every 8.0 square metres of gross floor area.

Subject to the following condition:

That prior to the passing of the amending by-law:

1. Official Plan Amendment No. 9 is approved by City Council.
2. Lands are designated Site Plan Control.

AND THAT the necessary By-laws be presented to City Council for ratification.

ALL as contained in Report R 129/2022 (Planning Services) as submitted by the Development & Emergency Services Department

Unless otherwise rescinded or extended, this approval in principle shall be valid for a period of six (6) months from the date of ratification by City Council. Thereafter, the file shall be considered closed and a new application will be required if the condition to be fulfilled prior to the passing of the amending by-law has not been completed.

CARRIED

6.4 Zoning By-law Amendment - 224 Burwood Road

Report R 130/2022 (Development & Emergency Services - Planning Services) seeks to amend Zoning By-law 100-2010 to add office and hotel as permitted uses and increase the height of a hotel to 21.0 metres. In addition, the application seeks to increase the height of a hotel to 21.0

metres in Zoning By-law 1/2022 (currently under appeal) at 224 Burwood Road.

The Planning Services Division is of the opinion that the proposed uses and height increase are appropriate, given the proposed development parameters, at this location, and would be compatible with the surrounding business park area.

Administration is recommending support of the proposed amendment. The proposal is consistent with the Provincial Policy Statement, Official Plan criteria and is compatible with the surrounding land uses.

Memorandum from Senior Planner - Planning Services Decio Lopes dated July 21, 2022 relative to Report R 130/2022 (Development & Emergency Services - Planning Services) distributed separately on Thursday, July 21, 2022 to members of Council and the City Manager only.

Decio Lopes provided a PowerPoint Presentation relative to the above noted.

Robert Zanette on behalf of the Applicant - Reliable Northern Developments Inc., appeared before Committee and responded to questions.

The Chair asked if there were any speakers to the application who wished to be heard.

The Deputy City Clerk advised that no speakers to the application had registered.

The Chair asked Members of Council if they wished to ask any further questions of the applicant.

Moved By: Councillor Rebecca Johnson

Seconded By: Councillor Brian McKinnon

THAT a Public Meeting having been held with respect to the application from Reliable Northern Developments Inc (Agent: R. Zanette), to amend Zoning By-law 100-2010 as it applies to Registered Plan 760, south part of Lot 19, we recommend Zoning By-law 100-2010 be amended as follows:

1. Rezone the lands from "IN6-H" – Prestige Industrial Zone – Holding to "IN6" Prestige Industrial Zone;
2. Add "Office" as a permitted use, in the "IN6" – Prestige Industrial Zone;

3. Add "Hotel" as a permitted use in the "IN6" – Prestige Industrial Zone on "Property Location 2"; and
4. Increase maximum height for a "Hotel" to 21.0 metres.

And

THAT a Public Meeting having been held with respect to the application from Reliable Northern Developments Inc (Agent: R. Zanette), to amend Zoning By-law 1/2022 as it applies to Registered Plan 760, south part of Lot 19, we recommend Zoning By-law 1/2022 be amended as follows:

1. Increase maximum height for a "Hotel" to 21.0 metres.

AND THAT the necessary By-laws be presented to City Council for ratification.

ALL as contained in Report R 130/2022 (Development & Emergency Services - Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

7. By-Laws

7.1 BL 68/2022 - Official Plan Amendment - 380 Belton Street

A By-law to adopt Amendment No. 8 to the City of Thunder Bay Official Plan (380 Belton Street)

7.2 BL 69/2022 - Zoning By-law Amendment - 380 Belton Street

A By-law to amend By-law 100-2010 and By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (380 Belton Street).

7.3 BL 70/2022 - Withdraw Delegation - 380 Belton Street

A By-law to withdraw delegated authority to the Committee of Adjustment for an application for consent (380 Belton Street).

7.4 BL 75/2022 - Zoning By-law Amendment - 224 Burwood Road

A By-law to amend By-law 100-2010 and By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (224 Burwood Road).

8. By-Law Resolution

By-law Resolution - July 25, 2022 - City Council

Moved By: Councillor Rebecca Johnson

Seconded By: Councillor Albert Aiello

THAT the following By-laws be introduced, read, dealt with individually, engrossed, signed by the Mayor and Clerk, sealed and numbered:

1. A By-law to adopt Amendment No. 8 to the City of Thunder Bay Official Plan (380 Belton Street)

By-law Number: BL 68/2022

2. A By-law to amend By-law 100-2010 and By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (380 Belton Street).

By-law Number: BL 69/2022

3. A By-law to withdraw the delegation of authority of the Committee of Adjustment for an application for consent (380 Belton Street)

By-law Number: BL 70/2022

4. A By-law to amend By-law 100-2010 and By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (224 Burwood Road).

By-law Number: BL 75/2022

CARRIED

9. Adjournment

The meeting adjourned at 8:21 pm.

Mayor

Deputy City Clerk