



**MEETING:** City Council (Public Meeting)

**DATE:** Monday, June 14, 2021

*Reference No. CCP – 7/52*

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**OPEN SESSION in the S.H. Blake Memorial Auditorium at 6:30 p.m.**

City Council (Public Meeting)

Chair: Mayor B. Mauro

**ELECTRONIC PARTICIPATION: OFFICIALS:**

Mayor B. Mauro

Councillor A. Aiello

Councillor M. Bentz

Councillor S. Ch'ng

Councillor A. Foulds

Councillor C. Fraser

Councillor T. Giertuga

Councillor B. Hamilton

Councillor R. Johnson

Councillor B. McKinnon

Councillor K. Oliver

Councillor A. Ruberto

Councillor Peng You

Ms. D. Earle, Deputy City Clerk

Ms. C. Cline, Acting City Solicitor

Mr. G. Stover, Council & Committee Clerk

**OFFICIALS - ELECTRONIC PARTICIPATION:**

Mr. N. Gale, City Manager

Ms. K. Lewis, General Manager – Development &  
Emergency Services

Ms. J. Fazio, Planner II

***DISCLOSURES OF INTEREST***

***CONFIRMATION OF AGENDA***

Confirmation of Agenda - June 14, 2021 - City Council (Public Meeting)

**MOVED BY:** Councillor Albert Aiello

**SECONDED BY:** Councillor Aldo Ruberto

With respect to the June 14, 2021 City Council (Public Meeting), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

**CARRIED**

***PUBLIC MEETING PROCEDURES***

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

***CITY COUNCIL (PUBLIC MEETING)***

**Plan of Subdivision and Zoning By-law Amendment - 1535 & 1545 Golf Links Rd**

Report R 65/2021 (Development & Emergency Services - Planning Services) presenting an application seeking draft approval for a plan of subdivision (file no. 58T-21501) and approval of a site-specific Zoning By-law amendment (file no. Z-01-2021). The proposed plan of subdivision would be comprised of three lots with frontage and access off a new cul-de-sac extending from Riviera Drive (Gabriella Court). The proposed zoning by-law amendment would amend the existing site-specific zoning regulations on the site to allow for the new road that is part of the proposed plan of subdivision.

Administration supports the approval of the proposed plan of subdivision and zoning amendment.

With regard to Section 51(20) of the Planning Act, no decision can be made on the application for draft plan approval of this subdivision until at least 14 days have elapsed from the holding of the public meeting. The recommendation for approval of the draft plan will be presented to Council for consideration on June 28, 2021.

Memorandum from Ms. J. Fazio, Planner II, dated June 11, 2021 referencing correspondence received relative to the above noted report was distributed separately on Friday, June 11, 2021 to Members of Council and City Manager only.

Ms. J. Fazio 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.

Mr. R. Larson, representative for the applicant and Mr. M. Micheli, applicant, appeared before Council via MS Teams.

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

The City Clerk advised that no supporters had registered to participate electronically.

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

The City Clerk advised that no objectors had registered to participate electronically.

MOVED BY: Councillor Rebecca Johnson  
SECONDED BY: Councillor Albert Aiello

THAT a Public Meeting having been held with respect to the application by the MGN TBAY Inc. and Lormar Construction Limited, relative to relative to MCINTYRE SECTION PT SW QUARTER 40 RP 55R14739 PARTS 1 AND 2, RP 55R14693 PARTS 1 TO 7; THUNDER BAY, municipally known as 1535 & 1545 Golf Links Road, we recommend that Paragraph “166” of Schedule “B” to By-law 100-2010 (The Zoning By-law) be amended as follows:

1. That Exhibit One to By-law 66/2019 be deleted in its entirety and replaced with Exhibit One attached to By-law 45/2021.
2. That Subparagraph “166 (1)” be deleted in its entirety and replaced with the new legal description and property locations corresponding with the new exhibit and proposed lot fabric.
3. That OFFICE be added as a permitted use on Property Locations 1, 2, and 3 under the Subparagraph “166 (2) b”.
4. That the text “FRONT LOT LINE” in Subparagraph “166 (2) c ii) and iii)” of By-law BL 66/2019 be deleted and replaced with the text “the STREET LINE of Golf Links Road.”
5. That the existing PRIVACY SCREEN restriction in Subparagraph “166 (2) f)” is deleted in its entirety.
6. That OFFICE use be limited to a maximum GFA of 500m<sup>2</sup> on Property Locations 1, 2, and 3.
7. That the minimum REQUIRED EXTERIOR SIDE YARD be set to 6.4 metres for Property Location 1.
8. That a PRIVACY SCREEN be required along the north REAR LOT LINE for Property Locations 1 and 2.
9. That no PRIVACY SCREEN be required on Property Location 3.
10. That, with the exception of an OFFICE, there is no maximum GROSS FLOOR AREA for a permitted USE within a SHOPPING CENTRE on Property Location 1, provided that the SHOPPING CENTRE has a total GROSS FLOOR AREA of no more than 800.0 m<sup>2</sup>
11. That the FRONT LOT LINE for Property Location 3 is the LOT LINE abutting Gabriella Court.

Subject to the following condition:

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

1. The proposed plan of subdivision for the subject lands receives draft approval from City Council.

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.

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

ALL as contained in Report No. R 65/2021 (Planning Services), as submitted by the Development & Emergency Services Department.

CARRIED

***ADJOURNMENT***

The meeting adjourned at 6:38 p.m.

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Mayor

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Deputy City Clerk