



City Council (Public Meeting) Minutes

Monday, August 22, 2022, 6:30 p.m.

S.H. Blake Memorial Auditorium

Present:

- Mayor Bill Mauro
- Councillor Albert Aiello
- Councillor Andrew Foulds
- Councillor Trevor Giertuga
- Councillor Brian Hamilton
- Councillor Rebecca Johnson
- Councillor Brian McKinnon
- Councillor Kristen Oliver
- Councillor Aldo Ruberto
- Councillor Peng You

Officials:

- Dana Earle, Deputy City Clerk
- Kelly Robertson, Acting City Manager
- Linda Evans, General Manager - Corporate Services & Long-Term Care
- Karen Lewis, General Manager - Development & Emergency Services
- Karie Ortgiese, Director - Human Resources & Corporate Safety
- Michael Grimaldi, Solicitor
- Gordon Stover, Committee & Meeting Management System Coordinator

1. City Council (Public Meeting)

Chair: Mayor Bill Mauro

2. Disclosures of Interest

3. Confirmation of Agenda

Moved By: Councillor Rebecca Johnson

Seconded By: Councillor Kristen Oliver

WITH RESPECT to the August 22, 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)

5.1 Zoning By-law Amendment - 1151 Alpine Place

Report No. 147/2022 (Development & Emergency Services - Planning Services) presenting an application requesting to permit a "Backyard Home" and establish development regulations.

This application seeks to amend Zoning By-law 100-2010 to add and define "Backyard Home" as a permitted on the subject lands. The Application also seeks to establish development regulations such as location and height requirements for the proposed structure.

The effect of this amendment would be to allow the construction of a new garage with a "Backyard Home" on the subject property. The recently approved Zoning By-law 1/2022 (currently under appeal) permits the use on the lands; however as there is no timeline for that Zoning By-law to come into effect, the Applicant has chosen to proceed with amending the current Zoning by-law.

Administration is recommending support of the proposed amendment. The proposal is consistent with the Provincial Policy Statement, Growth Plan for Northern Ontario, and the Official Plan.

Memorandum from Planner II Jillian Fazio, dated August 17, 2022 referencing correspondence received relative to R 147/2022 – Zoning By-law Amendment Application at 1151 Alpine Place was distributed separately to Members of Council and City Manager only on Friday, August 19, 2022.

Jillian Fazio provided a PowerPoint Presentation relative to the above noted and responded to questions from Members of Council.

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

Applicant Jodi Graham appeared before Council 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 Kristen Oliver

Seconded By: Councillor Peng You

THAT a Public Meeting having been held with respect to the application from Jodi Graham, to amend Zoning By-law 100-2010 as it applies to PT Lot 79 PL W771, municipally known as 1151 Alpine Place, we recommend Zoning By-law 100-2010 be amended as follows:

1. Define “Backyard Home” as a type of dwelling unit contained within a building that is accessory to a single detached dwelling.
2. Add “Backyard Home” as a permitted use on the subject lands
3. Establish that the maximum gross floor area (GFA) for a Backyard Home is 40% of the main building’s GFA or 50.0 square metres, whichever is the greater.
4. Establish that the minimum required yards for a building containing a Backyard Home are as follows:

- a. The minimum required front yard is 1.5 metres greater than the front yard of the main building.
- b. The minimum required rear yard is 1.5 metres.
- c. The minimum required interior side yard is 1.5 metres.

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

ALL as contained in Report No. R 147/2022 (Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

6. By-Laws and By-Law Resolution

The Deputy City Clerk advised that By-laws 84/2022 and 87/2022 have been moved to the City Council Meeting to be held later in the evening.

6.1 BL 82/2022 – Official Plan Amendment – Corner of Golf Links Road & Harbour Expressway

A By-law to adopt Amendment No. 9 to the City of Thunder Bay Official Plan (Corner of Golf Links Road & Harbour Expressway).

6.2 BL 83/2022 – Zoning By-law Amendment – Corner of Golf Links Road & Harbour Expressway

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 (Corner of Golf Links Road & Harbour Expressway).

6.3 BL 85/2022 – Zoning By-law Amendment – 1151 Alpine Place

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1151 Alpine Place).

6.4 BL 86/2022 – Site Plan Control Designation – Corner of Golf Links Road & Harbour Expressway

A By-law to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (Corner of Golf Links Road & Harbour Expressway).

6.5 BL 88/2022 - Site Plan Control Designation - 250 Elgin Street

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (250 Elgin Street).

6.6 By-law Resolution

Moved By: Councillor Andrew Foulds

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:

By-law Number: BL 82/2022

A By-law to adopt Amendment No. 9 to the City of Thunder Bay Official Plan (Corner of Golf Links Road & Harbour Expressway)

By-law Number: BL 83/2022

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 (Corner of Golf Links Road & Harbour Expressway)

By-law Number: BL 85/2022

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1151 Alpine Place)

By-law Number: BL 86/2022

A By-law to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (Corner of Golf Links Road & Harbour Expressway)

By-law Number: BL 88/2022

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (250 Elgin Street)

CARRIED

7. Adjournment

The meeting adjourned at 6:42 p.m.

Mayor

Deputy City Clerk