



# **AGENDA MATERIAL**

## **CITY COUNCIL**

**MEETING DATE:** MONDAY, JUNE 6, 2022

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

**TIME:** IMMEDIATELY FOLLOWING COMMITTEE OF THE WHOLE



**MEETING:** City Council

**DATE:** Monday, June 6, 2022

*Reference No.* CC - 26/53

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**OPEN SESSION in the S.H. Blake Memorial Auditorium immediately following Committee of the Whole**

City Council  
Chair: Mayor Bill Mauro

***OPENING CEREMONIES***

One Minute of Silence.

***DISCLOSURES OF INTEREST***

***CONFIRMATION OF AGENDA***

**Confirmation of Agenda - Monday, June 6, 2022**

WITH RESPECT to the June 6, 2022 City Council, we recommend that the agenda as printed, including any additional information and new business, be confirmed. **(Page 5)**

***MINUTES OF PREVIOUS MEETINGS***

**City Council Minutes (Pages 6 - 14)**

The Minutes of the following Meetings of the Thunder Bay City Council, to be confirmed:

1. The Thunder Bay City Council (Public Meeting) held on May 16, 2022.
2. The Thunder Bay City Council held on May 16, 2022.

THAT the Minutes of the following Meetings of the Thunder Bay City Council, be confirmed:

1. The Thunder Bay City Council (Public Meeting) held on May 16, 2022;
2. The Thunder Bay City Council meeting held on May 16, 2022.

## ***PETITIONS AND COMMUNICATIONS***

### **Minor Variances to the New Zoning By-law 1-2022**

Memorandum from Director - Planning Services Division Leslie McEachern dated May 19, 2022 containing a recommendation for Council's consideration relative to the above noted. **(Pages 15-16)**

WITH RESPECT to By-law 1-2022, a new Zoning By-law for the City of Thunder Bay, we recommend that pursuant to Section 45(1.4) of the *Planning Act*, Thunder Bay City Council permit applications for minor variance generally;

AND THAT any necessary By-law be presented to City Council for ratification.

ALL as contained in the Memorandum from Director Leslie McEachern dated May 19, 2022.

## ***REPORTS OF COMMITTEES, BOARDS AND OUTSIDE AGENCIES***

### **Committee of the Whole Minutes (Pages 17 - 32)**

The Minutes of the following Committee of the Whole meeting(s), to be adopted:

1. May 16, 2022 Committee of the Whole.

THAT the Minutes of the following Committee of the Whole meeting(s), be adopted:

1. May 16, 2022 Committee of the Whole.

### **Ward Meeting Minutes (Pages 33 - 40)**

The Minutes of the following Ward Meetings to be received:

1. Meeting 01-2022 of the McIntyre Ward held on March 24, 2022.

THAT the Minutes of the following Ward Meetings be received:

1. Meeting 01-2022 of the McIntyre Ward held on March 24, 2022.

### **Ratifying Resolutions**

## ***REPORTS OF MUNICIPAL OFFICERS***

### **Defer Ratification - Report R 66/2022 (Infrastructure & Operations - Engineering) Contract 7, 2022 - Balmoral Street Reconstruction Phase III**

At the May 9, 2022 City Council Meeting, ratification of Report R 66/2022 (Infrastructure &

Operations – Engineering) Contract 7, 2022 – Balmoral Street Reconstruction Phase III as contained in the May 2, 2022 Committee of the Whole minutes was deferred to the May 16, 2022 City Council meeting.

At the May 16, 2022 City Council Meeting, ratification of Report R 66/2022 (Infrastructure & Operations – Engineering) Contract 7, 2022 – Balmoral Street Reconstruction Phase III as contained in the May 2, 2022 Committee of the Whole minutes was deferred to the June 6, 2022 City Council meeting.

Report R 66/2022 re-presented for ratification. **(Pages 41)**

WITH RESPECT to Report R 66/2022 (Infrastructure & Operations - Engineering & Operations) we recommend that Contract 7, 2022 for Balmoral Street Reconstruction, Phase III and Phase IV, be awarded to Bruno's Contracting who submitted the lowest tender in the amount of \$8,294,626.01 [inclusive of HST]; it being noted that the amount shown is based on estimated quantities; final payment for this contract will be based on measured quantities for the completed work;

AND THAT consulting engineering services be awarded to the firm of Hatch Engineering with an agreement approved in the amount of \$314,404.42 [inclusive of HST] for construction administration and inspection associated with this contract;

AND THAT the General Manager of Infrastructure and Operations report any circumstances to City Council should any significant variations in the contract quantities occur;

AND THAT the Mayor and City Clerk be authorized to sign all documentation related to these matters;

AND THAT any necessary bylaws be presented to City Council for ratification.

### ***BY-LAWS***

#### **BL 53/2022 – Part-lot Control Exemption By-law - Blocks 44-46, Weiler Blvd**

A By-law to exempt the lands from the Part-lot Control Provisions of the Planning Act. (Blocks 44-46, Weiler Blvd) **(Pages 42 - 43)**

#### **By-law Resolution - City Council - June 6, 2022 (Page 44)**

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

1. A By-law to exempt the lands from the Part-lot Control Provisions of the Planning Act. (Blocks 44-46, Weiler Blvd)

By-law Number: BL 53/2022

## ***NEW BUSINESS***

### ***NOTICE OF MOTION***

### ***CONFIRMING BY-LAW***

#### **BL 62/2022 - Confirming By-law - June 6, 2022. (Pages 45 -4 6)**

A By-law to confirm the proceedings of a meeting of Council, this 6th day of June 2022.

#### **Confirming By-law Resolution - June 6, 2022 - City Council (Page 47)**

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

1. A By-law to confirm the proceedings of a meeting of Council, this 6th day of June, 2022.

By-law Number: BL 62/2022

### ***ADJOURNMENT***



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**MEETING DATE**     06/06/2022 (mm/dd/yyyy)

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**SUBJECT**             Confirmation of Agenda - Monday, June 6, 2022

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***SUMMARY***

Confirmation of Agenda - Monday, June 6, 2022

***RECOMMENDATION***

WITH RESPECT to the June 6, 2022 City Council, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

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**MEETING DATE**      06/06/2022 (mm/dd/yyyy)

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**SUBJECT**              City Council Minutes

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***SUMMARY***

The Minutes of the following Meetings of the Thunder Bay City Council, to be confirmed:

1. The Thunder Bay City Council (Public Meeting) held on May 16, 2022.
2. The Thunder Bay City Council held on May 16, 2022.

***RECOMMENDATION***

THAT the Minutes of the following Meetings of the Thunder Bay City Council, be confirmed:

1. The Thunder Bay City Council (Public Meeting) held on May 16, 2022;
2. The Thunder Bay City Council meeting held on May 16, 2022.

***ATTACHMENTS***

1. Thunder Bay City Council (Public Meeting) Minutes - May 16, 2022
2. Thunder Bay City Council Minutes - May 16, 2022



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

**DATE:** Monday, May 16, 2022

*Reference*

*CCP – 7/53*

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**OPEN SESSION in the S.H. Blake Memorial Auditorium at 6:57 p.m.**

City Council (Public Meeting)  
Chair: Mayor Bill Mauro

***DISCLOSURES OF INTEREST***

Councillor Andrew Foulds declared a conflict relative to Report R 87/2022 Zoning By-law Amendment - 250 Elgin Street as members of their family reside in an adjacent property.

***CONFIRMATION OF AGENDA***

Confirmation of Agenda - March 16, 2022 - City Council (Public Meeting)

MOVED BY: Councillor Albert Aiello  
SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to the March 16, 2022 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)***

**Zoning By-law Amendment – 250 Elgin Street**

Report R 87/2022 (Development & Emergency Services – Planning Services), presenting an application requesting a site-specific Zoning By-law amendment to add a “Parking Lot” as a permitted use on the subject property. The proposal seeks to demolish the existing single detached



dwelling to construct a parking lot with approximately 14 spaces.

Councillor Andrew Foulds declared a conflict and refrained from discussing or voting on the following resolution.

The proposal is consistent with the Provincial Policy Statement, does not conflict with the Growth Plan for Northern Ontario, and conforms to the Official Plan. For these reasons, Administration recommends approval of the proposed Zoning By-law amendment.

Memorandum from Planner II Jamie Kirychuk, dated May 11, 2022 relative to R 87/2022  
Application for Zoning By-law Amendment – 250 Elgin Street. (Distributed separately to Members of Council and City Manager only)

Jamie Kirychuk appeared before Committee, provided a presentation and responded to questions.

MOVED BY: Councillor Rebecca Johnson  
SECONDED BY: Councillor Aldo Ruberto

THAT a Public Meeting having been held with respect to the application by CSDC des Aurores Boréales, relative to Lot 1, Block B, Registered Plan 579, municipally known as 250 Elgin Street we recommend that the Zoning By-law 100-2010 be amended as follow:

THAT a PARKING LOT be added as a permitted use at this location in conjunction with PLAN 579 BLOCK B LOT 14 to 24 PART LOT 6 to 13 REGISTERED PLAN 55R2772, municipally known as 220 Elgin Street; and

That in the case of a PARKING LOT the following is applied at this location:

a minimum 1.0 metre landscape strip along all lot lines abutting a street allowance.

a 1.6 metre visual screen along all lot lines abutting a residential property.

Subject to the following conditions:

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

The subject property, as shown on Attachment "B", is designated as an area of Site Plan Control.

That the Owner has entered into a License Agreement with the Realty Services Division for their use and maintenance of the laneway.

And

THAT a Public Meeting having been held with respect to the application by CSDC des Aurores boréales, relative to Lot 1, Block B, Registered Plan 579, municipally known as 250 Elgin Street we recommend that the Zoning By-law be amended as follow:

THAT a PARKING LOT be added as a permitted use at this location in conjunction with PLAN

579 BLOCK B LOT 14 to 24 PART LOT 6 to 13 REGISTERED PLAN 55R2772, municipally known as 220 Elgin Street; and

That in the case of a PARKING LOT the following is applied at this location:

a minimum 1.0 metre landscape strip along all lot lines abutting a street allowance.

a 1.6 metre visual screen along all lot lines abutting a residential property.

Subject to the following conditions:

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

The subject property, as shown on Attachment "B", is designated as an area of Site Plan Control.

That the Owner has entered into a License Agreement with the Realty Services Division for their use and maintenance of the laneway.

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 be presented to City Council for ratification.

ALL as contained in the Report No. 87/2022 (Development & Emergency Services - Planning Services), as submitted by the Development and Emergency Services Department.

CARRIED

### ***ADJOURNMENT***

The meeting adjourned at 7:10 p.m.

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Mayor

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City Clerk



**MEETING:** City Council

**DATE:** Monday, May 16, 2022

*Reference*

*CC – 16/53*

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**OPEN SESSION in the S.H. Blake Memorial Auditorium at 8:42 p.m.**

City Council

Chair: Mayor Bill Mauro

***OPENING CEREMONIES***

One Minute of Silence.

***DISCLOSURES OF INTEREST***

Councillor Albert Aiello declared a conflict relative to Ratifying Resolutions - Community Partnership Policy (05-06-02) as they are employed by Thunder Bay Boys and Girls Club.

***CONFIRMATION OF AGENDA***

Confirmation of Agenda - May 16, 2022 - City Council

**MOVED BY:** Councillor Rebecca Johnson

**SECONDED BY:** Councillor Andrew Foulds

WITH RESPECT to the May 16, 2022 City Council, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

**CARRIED**

***MINUTES OF PREVIOUS MEETINGS***

**City Council Minutes**

The Minutes of the following Meetings of the Thunder Bay City Council, to be confirmed:

1. The Thunder Bay City Council - Special Session - Hydro Annual General Meeting held on May 9, 2022 was distributed separately on Thursday, May 12, 2022.

2. The Thunder Bay City Council held on May 9, 2022 was distributed separately on Thursday, May 12, 2022.

MOVED BY: Councillor Albert Aiello  
SECONDED BY: Councillor Andrew Foulds

THAT the Minutes of the following Meetings of the Thunder Bay City Council, be confirmed:

1. The Thunder Bay City Council - Special Session - Hydro Annual General Meeting held on May 9, 2022;

2. The Thunder Bay City Council held on May 9, 2022.

CARRIED

### ***REPORTS OF COMMITTEES, BOARDS AND OUTSIDE AGENCIES***

#### **Committee of the Whole Minutes**

The Minutes of the following Committee of the Whole meeting, to be adopted:

1. May 9, 2022 Committee of the Whole was distributed separately on Thursday, May 12, 2022.

MOVED BY: Councillor Rebecca Johnson  
SECONDED BY: Councillor Trevor Giertuga

THAT the Minutes of the following Committee of the Whole meeting, be adopted:

1. May 9, 2022 Committee of the Whole.

CARRIED

#### **Ratifying Resolutions**

#### **Defer Ratification - Report R 66/2022 (Infrastructure & Operations - Engineering) Contract 7, 2022 - Balmoral Street Reconstruction Phase III**

At the May 9, 2022 City Council Meeting, ratification of Report R 66/2022 (Infrastructure & Operations – Engineering) Contract 7, 2022 – Balmoral Street Reconstruction Phase III as contained in the May 2, 2022 Committee of the Whole minutes was deferred to the May 16, 2022 City Council meeting. Administration is requesting that ratification be further deferred to June 6, 2022.

WITH RESPECT to Report R 66/2022 (Infrastructure & Operations - Engineering & Operations) we recommend that Contract 7, 2022 for Balmoral Street Reconstruction, Phase III and Phase IV, be deferred to June 6, 2022, City Council Meeting for ratification.

MOVED BY: Councillor Andrew Foulds  
SECONDED BY: Councillor Albert Aiello

CARRIED

### **Ratifying Resolutions - May 16, 2022**

Pending the passage of the resolution relative to the above-noted at the Committee of the Whole meeting, to be held earlier in the evening, the resolution will be presented for ratification and under Council's policy will require a two-thirds vote.

Councillor Albert Aiello declared a conflict and refrained from voting on the following resolution.

MOVED BY: Councillor Kristen Oliver  
SECONDED BY: Councillor Brian Hamilton

THAT the following ratifying resolutions be introduced, read, dealt with individually:

1. Report R 74/2022 – Community Partnership Policy (05-06-02);
2. Report R 57/2022 - Contract 6 – Storm & Sanitary Sewer;
3. Report 2022CLS.014 (Legal Services);
4. Confidential Memorandum – SNEMS Master Plan, District Consultation and Update on Work Plan;
5. Confidential Memorandum – Board Appointment – Tbaytel;
6. Establishment of City Council – Special Session – Monday, June 6, 2022.

CARRIED

### ***BY-LAWS***

#### **BL 47/2022 - Vickers Park Heritage Designation**

A By-law to designate certain property, municipally known as Vickers Park, 1700 Arthur Street East, pursuant to the *Ontario Heritage Act*.

**By-law Resolution - City Council - May 16, 2022**

MOVED BY: Councillor Kristen Oliver  
SECONDED BY: Councillor Brian Hamilton

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

1. A By-law to designate certain property, municipally known as Vickers Park, 1700 Arthur Street East, pursuant to the *Ontario Heritage Act*.

By-law Number: BL 47/2022

CARRIED

***CONFIRMING BY-LAW***

**BL 52/2022 - Confirming By-law - May 16, 2022**

A By-law to confirm the proceedings of a meeting of Council, this 16th day of May 2022.

**Confirming By-law Resolution - May 16, 2022 - City Council**

MOVED BY: Councillor Rebecca Johnson  
SECONDED BY: Councillor Andrew Foulds

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

A By-law to confirm the proceedings of a meeting of Council, this 16th day of May, 2022.

By-law Number: BL 52/2022

CARRIED

***ADJOURNMENT***

The meeting adjourned at 8:52 p.m.

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Mayor

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City Clerk



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**MEETING DATE** 06/06/2022 (mm/dd/yyyy)

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**SUBJECT** Minor Variances to the New Zoning By-law 1-2022

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***SUMMARY***

Memorandum from Director - Planning Services Division Leslie McEachern dated May 19, 2022 containing a recommendation for Council's consideration relative to the above noted.

***RECOMMENDATION***

WITH RESPECT to By-law 1-2022, a new Zoning By-law for the City of Thunder Bay, we recommend that pursuant to Section 45(1.4) of the *Planning Act*, Thunder Bay City Council permit applications for minor variance generally;

AND THAT any necessary By-law be presented to City Council for ratification.

ALL as contained in the Memorandum from Director Leslie McEachern dated May 19, 2022.

***ATTACHMENTS***

1. Memorandum - L. McEachern - Minor Variances to the New Zoning By-law 1-2022 - May 19, 2022



## MEMORANDUM

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**TO:** Krista Power, City Clerk  
Office of the City Clerk

**FILE:**

**FROM:** Leslie McEachern, Director  
Planning Services Division

**DATE:** May 19, 2022

**RE:** Minor Variances to the New Zoning By-law 1-2022  
City Council Meeting – June 6, 2022

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It is recommended that the following resolution be passed to allow the Committee of Adjustment to consider minor variances to By-law 1-2022, a new Zoning By-law for the City of Thunder Bay.

WITH RESPECT to By-law 1-2022, a new Zoning By-law for the City of Thunder Bay, we recommend that pursuant to Section 45(1.4) of the *Planning Act*, Thunder Bay City Council permit applications for minor variance generally;

AND THAT any necessary By-law be presented to City Council for ratification.

ALL as contained in the Memorandum from Director Leslie McEachern dated May 19, 2022.

Recognizing that a Zoning By-law is an important regulatory document designed to control development in the community, the *Planning Act* does not permit minor variances to a new Zoning By-law for a period of two years following its approval. This restriction on variances acknowledges that the By-law is a document that the City's residents and the development community can rely upon to make development and investment decisions. The *Planning Act* also acknowledges that there may be instances where variances the By-law are necessary to support a development proposal that would be of benefit to the community and provides the opportunity for Council to declare by resolution that a request to vary the By-law is permitted. The *Planning Act* outlines three different approaches to how a municipal Council may permit consideration of variances to a newly adopted zoning by-law. It may pass a new resolution for each variances application it wishes to consider individually, a resolution allowing consideration of all variances in a specific class, or a resolution allowing consideration of all variances generally.

It is recommended that Council pass a resolution that would generally allow variances to the new Zoning By-law to be considered. This will provide the Committee of Adjustment with the opportunity to consider the merits of a proposed variance to determine whether or not the new By-law should be varied without having to pass a new resolution allowing consideration in each instance.

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***MEETING DATE***      06/06/2022 (mm/dd/yyyy)

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***SUBJECT***              Committee of the Whole Minutes

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***SUMMARY***

The Minutes of the following Committee of the Whole meeting(s), to be adopted:

1. May 16, 2022 Committee of the Whole.

***RECOMMENDATION***

THAT the Minutes of the following Committee of the Whole meeting(s), be adopted:

1. May 16, 2022 Committee of the Whole.

***ATTACHMENTS***

1. Committee of the Whole Minutes - May 16, 2022



**MEETING:** Committee of the Whole

**DATE:** Monday, May 16, 2022

*Reference*

*COW – 26/53*

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**CLOSED SESSION in the McNaughton Room at 4:40 p.m.**

Committee of the Whole - Closed Session  
Chair: Councillor Aldo Ruberto

**PRESENT:**

Mayor Bill Mauro  
Councillor Albert Aiello  
Councillor Andrew Foulds  
Councillor Brian Hamilton  
Councillor Aldo Ruberto

**OFFICIALS:**

Krista Power, City Clerk

**OFFICIALS - ELECTRONIC PARTICIPATION:**

**ELECTRONIC PARTICIPATION:**

Councillor Mark Bentz  
Councillor Cody Fraser  
Councillor Trevor Giertuga  
Councillor Rebecca Johnson  
Councillor Brian McKinnon  
Councillor Kristen Oliver

***DISCLOSURES OF INTEREST***

***REPORTS OF MUNICIPAL OFFICERS***

**2022CLS.014 Property Related Matter**

Norm Gale, City Manager and Karen Lewis, General Manager - Development & Emergency Services entered the meeting room.

Cynthia Cline, Deputy City Solicitor, Joel DePeuter, Manager - Realty Services, Lisa Zawadski, Senior Property Agent and Allan McKitrick, McKitricks Law Office entered the meeting via MS Teams.

Report 2022CLS.014 (City Solicitor & Corporate Counsel) relative to the above noted was distributed to Members of Council, City Manager and City Solicitor only.

Cynthia Cline provided an overview relative to the above noted and responded to questions.

Joel DePeuter provided an overview relative to the above noted and responded to questions.

Allan McKitrick responded to questions.

It was the decision of the Committee that Administration proceed as directed.

The City Clerk advised that the recommendation relative to the Confidential Memorandum would be presented at the Committee of the Whole to be held later in the evening.

Joel DePeuter, Lisa Zawadski, Karen Lewis and Allan McKitrick left the meeting.

### **Board Appointment - Tbaytel**

Confidential Memorandum from City Clerk Krista Power dated May 11, 2022 relative to the above noted was distributed to Members of Council, City Manager, City Solicitor and General Manager - Corporate Services & Long Term Care only.

Linda Evans, General Manager - Corporate Services & Long Term Care entered the meeting via MS Teams.

It was the consensus of Committee to proceed as directed.

The City Clerk advised that this item would come out to Committee of the Whole and if passed would be presented for ratification.

Linda Evans and Cynthia Cline left the meeting.

### **SNEMS Master Plan District Consultation and Update of Work Plan**

Confidential Memorandum from Karen Lewis, General Manager - Development & Emergency Services dated May 10, 2022 relative to the above noted was distributed to Members of Council, City Manager and City Solicitor only.

Karen Lewis entered the meeting room. Wayne Gates, Chief of SNEMS and Steve Harkness, Senior Labour Relations Consultant entered the meeting via MS Teams.

Karen Lewis provided an overview relative to the above noted and responded to questions.

Chief Wayne Gates responded to questions.

The City Clerk advised that this item was scheduled to be presented at Committee of the Whole later this evening and if passed be presented for ratification.

Karen Lewis, Chief Wayne Gates, Steve Harkness and Patty Robinet left the meeting.

### **City Manager Performance Review**

Confidential Memorandum from Karie Ortgiese, Director - Human Resources & Corporate Safety dated April 26, 2022 relative to the above noted was distributed separately to Members of Council only.

Karie Ortgiese entered the meeting room.

Norm Gale, City Manager provided an overview and responded to question. Norm Gale left the meeting room.

Karie Ortgiese provided an overview of the confidential documents.

It was the consensus of the Committee that this item be deferred to a future Committee of the Whole - Closed Session meeting.

Karie Ortgiese left the meeting.

### **Appeals to the New Zoning By-law 1/2022**

Memorandum from Solicitor Michael Grimaldi dated May 11, 2022 relative to the above noted was distributed to Members of Council, City Manager and City Solicitor only.

Patty Robinet, Leslie McEachern, Director - Planning Services and Michael Grimaldi, Solicitor entered the meeting via MS Teams.

Michael Grimaldi responded to questions.

The meeting recessed at 6:53 p.m. It was consensus of Committee to reconvene Committee of the Whole (Open Session) immediately following City Council (Public Meeting).

### **OPEN SESSION in S.H. Blake Memorial Auditorium at 7:10 p.m.**

Committee of the Whole - Planning Session  
Chair: Councillor Aldo Ruberto

**PRESENT:**

Mayor Bill Mauro  
Councillor Albert Aiello  
Councillor Andrew Foulds  
Councillor Brian Hamilton  
Councillor Aldo Ruberto

**OFFICIALS:**

Krista Power, City Clerk  
Karen Lewis, Acting City Manager  
Jamie Kirychuk, Planner II  
Lori Wiitala, Council & Committee Clerk

**OFFICIALS - ELECTRONIC PARTICIPATION:**

**ELECTRONIC PARTICIPATION:**

Councillor Mark Bentz  
Councillor Cody Fraser  
Councillor Trevor Giertuga  
Councillor Rebecca Johnson  
Councillor Brian McKinnon  
Councillor Kristen Oliver

Patty Robinet, City Solicitor  
Linda Evans, General Manager – Corporate Services  
& Long Term Care & City Treasurer  
Kerri Marshall, General Manager – Infrastructure &  
Operations  
Karie Ortgiese, Director – Human Resources &  
Corporate Safety  
Tracie Smith, Director – Strategic Initiatives &  
Engagement  
Chief Wayne Gates, Superior North EMS  
Cynthia Olsen, Manager – Community Strategies  
Kelly Andrew, Accountant

***DISCLOSURES OF INTEREST***

Councillor Albert Aiello declared a conflict relative to Report R 74/2022 Community Partnership Policy (05-06-02) as they are employed by Thunder Bay Boys and Girls Club who may be eligible.

Councillor Mark Bentz declared a conflict relative to City of Thunder Bay Landfill Gas Generation Project - Outstanding Item 2009-028 as they are a Synergy North Board Member.

Councillor Cody Fraser declared a conflict relative to Report R 90/2022 Pioneer Ridge Resident Call System with Marquee Signs - Request for Single Source Approval as a family member is employed by CRC Communications.

***CONFIRMATION OF AGENDA***

Confirmation of Agenda - May 16, 2022 - Committee of the Whole

MOVED BY: Councillor Andrew Foulds  
SECONDED BY: Mayor Bill Mauro

WITH RESPECT to the May 16, 2022 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

AND THAT the order of the agenda be amended to allow for the presentation of Report R 74/2022 Community Partnership Policy (05-06-02) prior to the Memorandum from Cynthia Olsen, Manager – Community Strategies, Strategy Development for Reducing Homelessness and Poverty in Our Community.

CARRIED

### ***PRESENTATIONS***

#### **Presentation - Citizen Satisfaction Survey Results**

Memorandum from Tracie Smith, Director - Strategic Initiatives & Engagement, dated April 14, 2022, requesting that Diana MacDonald, Director - IPSOS, provide a presentation relative to the 2022 Citizen Satisfaction Survey results, for information.

Tracie Smith and Diana McDonald appeared before Committee via MS Teams and provided a presentation and responded to questions.

### ***ITEMS ARISING FROM CLOSED SESSION***

#### **Legal Matter - Report 2021CLS.014 (Legal Services)**

Report 2021CLS.014 (Legal Services) relative to the above noted was previously presented in Closed Session held earlier in the evening.

The City Clerk advised that the resolution relative to the above noted would be presented for ratification at the City Council meeting to be held later in the evening and would require a two-thirds vote.

MOVED BY: Councillor Andrew Foulds  
SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to Report 2022CLS.014 (Legal Services) we recommend that Administration proceed as directed in Closed Session.

CARRIED

#### **SNEMS Master Plan, District Consultation and Update on Work Plan**

Confidential Memorandum from Karen Lewis, General Manager - Development & Emergency Services, dated May 11, 2022, relative to the above noted was previously presented in Closed Session held earlier in the evening.

The City Clerk advised that the resolution relative to the above noted would be presented for ratification at the City Council meeting to be held later in the evening and would require a two-thirds vote.

MOVED BY: Councillor Albert Aiello  
SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to the Confidential Memorandum from Karen Lewis, General Manager – Development & Emergency Services and Chief Wayne Gates, Superior North EMS, dated May 10, 2022, we recommend that the date for Outstanding list item 2021-104-DEV relative to the Work Plan for Superior North EMS 2021-2030 Master Plan be changed from May 16, 2022 to July 25, 2022;

AND THAT Administration proceed as directed as outlined in the Confidential Memorandum.

CARRIED

### **Board Appointment – Tbaytel**

Confidential Memorandum from City Clerk Krista Power, dated May 12, 2022, relative to the above noted was previously presented in Closed Session held earlier in the evening.

The City Clerk advised that the resolution relative to the above noted would be presented for ratification at the City Council meeting to be held later in the evening and would require a two-thirds vote.

MOVED BY: Councillor Brian McKinnon  
SECONDED BY: Councillor Andrew Foulds

WITH RESPECT to the recruitment of three individuals to serve as Directors on the Tbaytel Board, we recommend that the following be re-appointed:

- Stephanie Noel be appointed for a 3 year term, expiring June 30, 2025, or until such time as a replacement has been appointed;
- Scott Potts be appointed for a 3 year term, expiring June 30, 2025, or until such time as a replacement has been appointed;
- Paul Healey be appointed for a 3 year term, expiring June 30, 2025, or until such time as a replacement has been appointed;

AND THAT Administration be directed to bring forward an extension of the temporary amendment to By-law 257-2004 being a by-law to establish a Municipal Services Board known as Tbaytel, with respect to Section 2.03A (Qualifications for Some Members);

AND THAT the temporary amendment be extended until June 30, 2025.



CARRIED

***REPORTS OF COMMITTEES, BOARDS AND OUTSIDE AGENCIES***

**Anti-Racism & Respect Advisory Committee Minutes**

Minutes of Meeting 03-2022 of the Anti-Racism & Respect Advisory Committee held on March 28, 2022, for information.

**Heritage Advisory Committee Minutes**

Minutes of Meeting 04-2022 of the Heritage Advisory Committee held on March 24, 2022, for information.

***REPORTS OF MUNICIPAL OFFICERS***

**Proposed Changes to Fence By-law**

Report R 73/2022 (Development & Emergency Services - Municipal Enforcement Services) recommending that the City's Fencing By-law (Number 314-1994) be amended to exempt Federal and Provincial correctional and detention facilities from all but section 24 provisions, of By-law 314-1994.

MOVED BY: Mayor Bill Mauro  
SECONDED BY: Councillor Rebecca Johnson

WITH RESPECT to Report R 73/2022 (Development & Emergency Services – Licensing & Enforcement Division), we recommend that the City's Fencing By-law 314-1994 be amended to exempt Federal and Provincial correctional and detention facilities from all but section 24 provisions, of By-law 314-1994;

AND THAT Outstanding Item Subject, "Fence Related Bylaws" (Reference No. 2021-114-DEV) be amended to a report back date of on or before December 18, 2023 on the Outstanding List for Planning Services;

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

CARRIED

## **Part Lot Control Exemption – Blocks 44-46, Weiler Blvd**

Report R 85/2022 (Development & Emergency Services - Planning Services) recommending that the application by Syncor Contracting Limited for an exemption to Part Lot Control under Section 50(7) of the Planning Act, for the creation of no more than 17 lots in Registered Plan 55M-643, Blocks 44, 45 and 46, shown as "Property Location" on Attachment "A" to this report, be approved for a period of three years.

MOVED BY: Councillor Mark Bentz  
SECONDED BY: Councillor Trevor Giertuga

WITH RESPECT to Report R 85/2022 (Development & Emergency Services – Planning Services), we recommend that the application by Syncor Contracting Limited for an exemption to Part Lot Control under Section 50(7) of the Planning Act, for the creation of no more than 17 lots in Registered Plan 55M-643, Blocks 44, 45 and 46, shown as "Property Location" on Attachment "A" to this report, be approved for a period of three years.

AND THAT the by-law to exempt the lands from Part Lot Control for three years, pursuant to Section 50(7) of the Planning Act be presented to City Council for ratification.

CARRIED

## ***PETITIONS AND COMMUNICATIONS***

### **Presentation - Breaking Free App**

Memorandum from Cynthia Olsen, Manager - Community Strategies, dated May 3, 2022, requesting the opportunity for Christine Vita and Ashley Palmer from St. Joseph's Care Group to provide a presentation on Breaking Free.

Christine Vita, Manager, Residential & Clinical Programs - Thunder Bay Regional Health Sciences Centre and Ashley Palmer, Breaking Free Online Implementation Lead, Northwest Region - St. Joseph's Care Group appeared before Committee, provided a presentation and responded to questions.

### **Community Partnership Policy (05-06-02)**

Report R 74/2022 (Corporate Services & Long-Term Care - Financial Services) recommending that the amended Community Partnership Policy be approved.

The City Clerk advised that the resolution relative to the above noted would be presented for ratification at the City Council meeting to be held later in the evening and would require a two-thirds vote.

Councillor Albert Aiello declared a conflict and refrained from discussing or voting on the following resolution.

MOVED BY: Councillor Rebecca Johnson  
SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to Report R 74/2022 (Corporate Services & Long-Term Care), we recommend that the amended Community Partnership Policy be approved;

AND THAT \$800,000 be transferred from the Renew Thunder Bay Reserve Fund to the Community Partnership Reserve fund to bring the uncommitted balance to \$1.0 million;

AND THAT a sustaining Community Partnership Reserve Fund contribution be included in the proposed 2023 budget and annually thereafter;

AND THAT Administration report back in Q1, 2023 to present Community Partnership applications to Council for approval;

AND THAT Administration report back in Q3, 2024 to provide an update on the impact of the amended Community Partnership Policy for information purposes;

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

CARRIED

### **Strategy Development for Reducing Homelessness and Poverty in Our Community**

Memorandum from Cynthia Olsen, Manager - Community Strategies, dated May 3, 2022, providing an update on the three strategies Administration was directed to take further action on as outlined in Report R 181/2021 (Development & Emergency Services – Community Strategies) for a multi-faceted approach to finance, leverage and influence solutions to address homelessness and poverty in Thunder Bay.

MOVED BY: Councillor Cody Fraser  
SECONDED BY: Councillor Kristen Oliver

WITH RESPECT to the Memorandum from Cynthia Olsen – Manager, Community Strategies dated April 29, 2022, we recommend that Outstanding Item Subject, “Strategy Development for Reducing Homelessness and Poverty in Our Community” (Reference No. 2021-100-DEV) be removed from the Outstanding List for Planning Services;

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

CARRIED

## **New Zoning By-law 1/2022 - Status Update**

Memorandum from Leslie McEachern, Director - Planning Services, dated May 4, 2022, providing an update on the status of the New Zoning By-law - BL 1/2022, which was approved April 11, 2022, for information.

## **Official Plan - Partial Servicing & Advanced Wastewater Treatment for Subdivisions**

At the November 15, 2021 Committee of the Whole meeting a resolution was passed directing Administration to review the planned development or partially-serviced subdivisions and, in consultation with the Thunder Bay District Health Unit and Lakehead Region Conservation Authority review implications and other options which may be available including advanced treatment systems and to report back on or before February 14, 2022.

Memorandum from Leslie McEachern, Director - Planning Services, dated May 3, 2022, containing a recommendation and providing an update on the work underway following the Deputation by the Thunder Bay District Health Unit (TBDHU) to the Committee of the Whole on November 15, 2021.

MOVED BY: Mayor Bill Mauro  
SECONDED BY: Councillor Andrew Foulds

WITH RESPECT to the Memorandum from Leslie McEachern, Director – Planning Services, dated May 3, 2022, we recommend that the report back date for Outstanding Item Subject, "Official Plan - Partial Servicing & Advanced Wastewater Treatment for Subdivisions" (Reference No. 2021-112-DEV) be amended from May 16, 2022 to September 12, 2022, to support a consultative and collaborative approach to this complex issue.

CARRIED

## ***OUTSTANDING ITEMS***

### **Outstanding List for Planning Services as of May 3, 2022**

Memorandum from City Clerk Krista Power, dated May 3, 2022 providing the Planning Services Outstanding Items List, for information.

## ***NEW BUSINESS***

### **Request for Deferral – Sign By-law #135-1992 - Outstanding Item**

Memorandum from Karen Lewis, General Manager - Development & Emergency Services, dated May 10, 2022 recommending a revised report back date for Item 2018-010-DEV Sign By-law #135-1992 Amendments on the outstanding list from May 16, 2022 to September 12, 2022.

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

WITH RESPECT to the Memorandum from Karen Lewis, General Manager – Development & Emergency Services dated May 10, 2022, we recommend that the report back date for Outstanding Item No 2018-010-DEV Sign By-law #135-1992 be changed from May 16, 2022 to September 12, 2022.

CARRIED

### **OPEN SESSION in the S.H. Blake Memorial Auditorium**

Committee of the Whole - Administrative Services Session  
Chair: Councillor Mark Bentz

### ***REPORTS OF COMMITTEES, BOARDS AND OUTSIDE AGENCIES***

#### **Thunder Bay Police Services Board Minutes**

Minutes of Meeting 10 of the Fifty-Third Thunder Bay Police Services Board held on February 15, 2022, for information.

### ***REPORTS OF MUNICIPAL OFFICERS***

#### **Payment Card Handling Policies**

Report R 84/2022 (City Manager's Office - Strategic Initiatives & Engagement) recommending that the Payment Card Handling Policy – Attachment A and the PCI Security Policy – Attachment B be approved and included in the Corporate Policy Manual.

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

WITH RESPECT to Report R 84/2022 ( City Manager's Office - Strategic Initiatives & Engagement ) we recommend that the Payment Card Handling Policy – Attachment A and the PCI Security Policy – Attachment B be approved and included in the Corporate Policy Manual;

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

CARRIED

## **Pioneer Ridge Resident Call System with Marquee Signs – Request for Single Source Approval**

Report R 90/2022 (Corporate Services & Long Term Care - Long Term Care and Senior Services) recommending that CRC Communications Ltd. be awarded the contract to supply and install an upgraded resident call system with marquee signs at Pioneer Ridge at a total cost of \$62,400 plus HST.

Councillor Cody Fraser declared a conflict and refrained from discussing or voting on the following resolution

MOVED BY: Councillor Brian Hamilton

SECONDED BY: Councillor Aldo Ruberto

WITH RESPECT to Report R 90/2022 (Corporate Services and Long Term Care – Long Term Care and Senior Services), we recommend that CRC Communications Ltd. be awarded the contract to supply and install an upgraded resident call system with marquee signs at Pioneer Ridge in the amount of \$70,512.00 (inclusive of HST);

AND THAT the Mayor and City Clerk be authorized to sign all documentation related to these matters;

AND THAT any necessary bylaws be presented to City Council for ratification.

CARRIED

## **Contract 2, 2022 - Sidewalk & Pedestrian Crossover Construction**

Report R 65/2022 (Infrastructure & Operations - Engineering & Operations) we recommend that Contract 2, 2022 – Sidewalk and Pedestrian Crossover Construction be awarded to Bay City Contractors who submitted the lowest compliant tender in the amount of \$1,230,010.65 [inclusive of HST], was distributed separately on Thursday, May 12, 2022.

The City Clerk advised that Report R 65/2022 - Contract 2, 2022 (Infrastructure & Operations - Engineering & Operations), has been withdrawn from the agenda and will be re-presented at a later date.

## **Contract 4, 2022 - Sewer & Watermain II**

Report R 56/2022 (Infrastructure & Operations - Engineering & Operations) we recommend that Contract 4, 2022 Sewer and Watermain II be awarded to Nadin Contracting Ltd which submitted the lowest tender in the amount of \$2,982,581.89 (inclusive of HST), was distributed separately on Thursday, May 12, 2022.

The City Clerk advised that Report R 56/2022 - Contract 4, 2022 (Infrastructure & Operations - Engineering & Operations), has been withdrawn from the agenda and will be re-presented at a later date.

## **Contract 6, 2022 - Storm and Sanitary Sewer**

Report R 57/2022 (Infrastructure & Operations – Engineering & Operations) recommending that Contract 6, 2022 Storm and Sanitary Sewer be awarded to Nadin Contracting Ltd, which submitted the lowest tender in the amount of \$3,087,941.11 (inclusive of HST), was distributed separately on Thursday, May 12, 2022.

The City Clerk advised that the resolution relative to the above noted would be presented for ratification at the City Council meeting to be held later in the evening and would require a two-thirds vote.

MOVED BY: Councillor Brian Hamilton  
SECONDED BY: Mayor Bill Mauro

WITH RESPECT to Report R 57/2022 (Infrastructure & Operations – Engineering & Operations), we recommend that Contract 6, 2022 Storm and Sanitary Sewer be awarded to Nadin Contracting Ltd, which submitted the lowest tender in the amount of \$3,087,941.11 (inclusive of HST); it being noted that the amount shown is based on estimated quantities; final payment for this Contract will be based on measured quantities for the complete work;

AND THAT the General Manager of Infrastructure and Operations report significant variations in the Contract quantities to City Council;

AND THAT the Mayor and Clerk be authorized to sign all documentation related to this matter;

AND THAT Appropriation Change No. 15 be approved;

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

CARRIED

## ***PETITIONS AND COMMUNICATIONS***

### **City of Thunder Bay Landfill Gas Generation Project - Outstanding Item 2009-028**

At the September 14, 2009 Committee of the Whole meeting, Report No. 2009.155 (Engineering) - City of Thunder Bay Landfill Gas Generation Project was presented requesting that the policy for the distribution of net proceeds between the City of Thunder Bay and TBHRPI and proposed amendments to the Agreement be presented to City Council for approval. The item has since been referred to be re-presented on or before May 16, 2022.

Memorandum from Linda Evans, General Manager - Corporate Services & Long-Term Care, dated May 3, 2022, recommending that the report back date relating to Outstanding Item 2009-028, City of Thunder Bay Landfill Gas Generation Project, be revised from May 16, 2022 to on or before December 22, 2025.

The Chair, Councillor Mark Bentz declared a conflict and refrained from discussing or voting on the following resolution.

Vice-Chair Councillor Brian Hamilton assumed the Chair.

MOVED BY: Councillor Rebecca Johnson  
SECONDED BY: Councillor Trevor Giertuga

WITH RESPECT to the Memorandum from Linda Evans, General Manager – Corporate Services & Long Term Care dated May 3, 2022, we recommend that the report back date relating to Outstanding Item No. 2009-028, City of Thunder Bay Landfill Gas Generation Project, be revised from May 16, 2022 to on or before December 22, 2025 given that TBHRI debt covenants exist that prevent any royalty payments until the IO loans are fully repaid at the end of 2025.

CARRIED

### ***OUTSTANDING ITEMS***

#### **Outstanding List for Administrative Services as of May 3, 2022**

Memorandum from City Clerk Krista Power, dated May 3, 2022 providing the Administrative Services Outstanding Items List, for information.

### ***NEW BUSINESS***

#### **Establishment of Closed Session Meeting – June 6, 2022**

The following resolution will be presented to Committee of the Whole in order to establish Committee of the Whole – Closed Session on June 6, 2022.

MOVED BY: Councillor Rebecca Johnson  
SECONDED BY: Councillor Andrew Foulds

THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, June 6, 2022 at 4:30 p.m. in order to receive information pursuant to the Municipal Act (Section 239 (2)) relative to;

- (b) personal matters about an identifiable individual, including municipal or local board employees;
- (c) a proposed or pending acquisition or disposition of land by the municipality or local board;
- (d) labour relations or employee negotiations;
- (j) a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value;



(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

CARRIED

**Establishment of a City Council Special Session - June 6, 2022**

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Councillor Albert Aiello

THAT a City Council – Special Session meeting be established for Monday, June 6, 2022 immediately following Committee of the Whole, for the purpose of ratifying any necessary resolutions from the May 16, 2022 and June 6, 2022 Committee of the Whole meetings.

CARRIED

***ADJOURNMENT***

The meeting adjourned at 8:46 p.m.

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***MEETING DATE***      06/06/2022 (mm/dd/yyyy)

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***SUBJECT***              Ward Meeting Minutes

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***SUMMARY***

The Minutes of the following Ward Meetings to be received:

1. Meeting 01-2022 of the McIntyre Ward held on March 24, 2022.

***RECOMMENDATION***

THAT the Minutes of the following Ward Meetings be received:

1. Meeting 01-2022 of the McIntyre Ward held on March 24, 2022.

***ATTACHMENTS***

1. McIntyre Ward Meeting Minutes - March 24, 2022

**DATE:** THURSDAY, MARCH 24, 2022**MEETING NO. 01-2022****TIME:** 7:01 P.M.**PLACE:** S.H. BLAKE MEMORIAL AUDITORIUM (VIA MS Teams)**CHAIR:** COUNCILLOR ALBERT AIELLO

Members of the public were invited to participate via phone call, email submission and viewed the meeting on Shaw Spotlight Ch10 or on BlueCurve Ch105, Tbaytel TV Channel 110 or online at [thunderbay.ca/watchcouncil](http://thunderbay.ca/watchcouncil).

**RESOURCE PERSONS:**

Dana Earle, Deputy City Clerk  
Wayne Gates, Chief, Superior North EMS  
Kayla Dixon, Director - Engineering  
PC Jeffery Carlson, Thunder Bay Police Service  
Lori Wiitala, Council & Committee Clerk

**1.0 WELCOME/OPENING REMARKS**

The Chair, Councillor Albert Aiello, welcomed members of Administration and those viewing the virtual meeting and provided the following information:

The province has lifted most pandemic restrictions this month. Masks continue to be required in a few settings such as public transit and long term care. If you have questions relating to COVID, contact Thunder Bay District Health Unit: website, [www.tbdhu.com](http://www.tbdhu.com), or call the health unit at 625-5900 or toll free 1-888-294-6630. City Hall has re-opened and we're pleased to have the public join us in Council Chambers. Starting in April, Councillors have the option of holding virtual or hybrid meetings. City Hall is a mask friendly space.

**2.0 MINUTES OF THE PREVIOUS MEETING**

Minutes of Meeting No. 03-2021, of the McIntyre Ward held on Tuesday, September 28, 2021 were provided for information.

**3.0 WEIGHT RESTRICTIONS**

The Chair introduced Kayla Dixon, Director - Engineering and PC Jeffery Carlson, Thunder Bay Police Services and the following information was provided relative to the above noted.

In December 2021, City Council approved a By-law restricting truck loads weighing 10,000 kg and up to travel on East Avenue, along with restrictions around rest stops at County Fair Plaza. The area is monitored seven (7) days a week and City Council approved a By-law to increase the By-law Enforcement Officer(s) hours to midnight, as well as the ability to issue tickets. Redirecting truck traffic and issuing of tickets are methods being used to deter heavy trucks from travelling on East Ave.

An issue that was identified concerning truck drivers includes exhausting travel time for the day with which drivers are required to make a rest stop and enforcement officers would be putting those drivers in violation if they were asked to continue to drive.

#### 4.0 2022 MCINTYRE WARD CAPITAL PROJECTS

Kayla Dixon provided the following overview relative to the above noted.

The following capital projects are scheduled for McIntyre Ward – 2022:

##### Bridges and Culverts

Woodcrest Road Bridge will be replaced

##### Pavement Rehabilitation

Dawson Road to be paved from Ada to Dog Lake Road

Melbourne Road Surface Treatment from Dog Lake to Alice

Other projects that were discussed include:

- Pool 6 rehabilitation and dock repairs to prepare for cruise ships
- Waterfront trail extension at Marina
- Balmoral Street reconstruction including pavement renewal, construction of multi-use trail, filling in ditches and providing storm sewers – from Alloy Drive to Beverley Street

#### 5.0 WARD AND CITY ISSUES

The Chair received the following questions via email and phone calls from citizens prior to and during the meeting:

1. How much did it cost to get Toms Road chip sealed, including the prep work?

The following was provided by Kayla Dixon:

The cost of the work on Toms Road totalled \$450,000

2. How was the decision made to get Toms Road chip sealed? What gave it priority over other projects at the time? How was the chip seal for Toms Road funded? Did the homeowners incur a property tax increase and would the homeowners on Community Hall Road incur a property tax increase as well?

The following was provided by Kayla Dixon:

Engineering had proposed a section of Melbourne Road be completed in 2018. Council provided direction to include \$150,000 annually for surface treatment, the section of Melbourne was within the budget envelope. At budget deliberations in 2018, Council voted to direct the \$150,000 budget for surface treatment to Toms Road and add additional funding; Toms Road has several significant corners on it that require regular grading to maintain them.

Toms Road was funded through the tax supported capital budget. Homeowners may have seen a property tax increase if their home assessment captured the surface treatment as an improvement but the tax increase was not initiated by the City of Thunder Bay.

3. How much would it cost to get Community Hall Road chip sealed? How much would it cost to get Granite Road chip sealed? When would they be chip sealed? Is there anything we can do to make this happen sooner? The City uses calcium chloride on Community Hall Road and Granite Road to help keep the dust down which is corrosive to vehicles.

The following was provided by Kayla Dixon:

The estimate to surface treat Granite Road is \$200,000 which includes: surface treatment, grading, culvert replacements and reinforcement of the road base in a couple of areas.

The last estimate Engineering provided to surface treat Community Hall Rd was in 2019 and was estimated to be \$625,000; work involved includes: paving corners, ditching, and culvert replacements and surface treatment of the road. There are suspected road base issues so excavation has been allowed for at specific locations.

Dusty conditions is a concern heard on all gravel roads and is very dependent on the summer. Roads Department applies calcium to keep dust down; Councillor Aiello brought a motion forward in 2021 to allow an additional application on some of the higher traffic rural roads.

4. A constituent from McIntyre Ward asked when Community Hall Road would be chip sealed; Trevor Giertuga, McIntyre Ward Councillor at the time the question was asked, said a \$150,000 allocation was being used for Neebing Ward and that when this same allocation was made to McIntyre Ward the following year, it would be done; instead it went to road repairs and the extension of Government Road. When will the \$150,000

allotment earmarked for the McIntyre Ward maintenance become available? When it does what are the priorities for its use?

The following was provided by Kayla Dixon:

As noted above, Council has provided direction that \$150,000 be allotted to surface treatment each year. It is not directed specifically to Neebing or McIntyre Ward. In 2022 Council approved a one-time addition of \$75,000 to surface treatment and rural roads. It is important to note that surface treatment needs to be re-applied every 2-4 years and some years the \$150,000 allotted for surface treatment is used to fund the reapplication.

5. Why has the plebiscite to reduce the number of members on Thunder Bay's City Council been rejected for the upcoming 2022 Municipal Election?

The following was provided by Dana Earle:

Administration provided Council information relating to questions on the ballot in September 2021. If a question on the ballot receives more than 50% in favour, and more than 50% of eligible voters voted, then the question is binding and Administration would need to implement the decision. There would be little to no opportunity to do any other research. Council had already approved Administration's 2020 recommendation to proceed Committee led project in 2023-2024 to review ward boundaries and composition of Council. In order to proceed with a question on the ballot, procedurally, a notice of motion may have been required to reverse a previous decision and proceed with the question on the ballot.

6. City Council is considering constructing a roundabout at three other locations in the City; all three controlled intersections don't have traffic lights. Why would City Council consider such a wasteful endeavour when the money can be spent where needed, such as repairing roads?

The following was provided by Kayla Dixon:

Roundabouts are a form of intersection control, like a four-way stop, or signals and are not only installed to replace traffic signals. For example, they are also appropriate in some instances for traffic calming or for safety improvements.

7. Does the City have any intention of installing storm sewers or curbs on Toivo Street, as well as maintaining the drainage ditches? Can the City excavate snow banks so the run off water does not flow into my driveway?

The following was provided by Kayla Dixon:

The installation of curb and gutter and storm sewers is the responsibility of the benefiting property owners and this is initiated through the Local Improvement process where the cost of the installation is split by the adjacent properties and then the City maintains the infrastructure going forward. If the homeowner wishes to initiate this the street will need to be petitioned to see if two thirds of property owners approve of the work.

Roads Department has completed the following work recently:

Fassina St - Changed 2 driveway culverts (closer to Valley Street) a couple of years ago and worked with Engineering to have the existing paved ditch extended a few hundred feet past Brittany Dr.

Masters St - Changed one driveway culvert a few years ago, and street was recently paved through the capital program.

Toivo St – Ditching completed 3 years ago from Valley Street to Jameson St on the west side. Have not changed any culverts and have not received any drainage complaints since the ditching was done.

The City does not have resources or service levels tied to removing snow from ditches. Drainage concerns are addressed on a one-off basis, such as clearing catch basins or thawing culverts if there is an imminent risk to property or safety.

The City is aware that complaints have been received on potholes however Toivo is not in the capital program this year and Roads will continue to maintain this street with patching.

8. Does the City have smaller plow units for cul de sacs? Is there an emergency plan in place when there is significant snowfall for cul de sacs? Can calendar parking be implemented if the grader does not plow due to vehicles parked on the roadways?

The following was provided by Kayla Dixon:

The City uses loaders for snow removal on cul de sacs.

There is an emergency plan in place for the City of Thunder Bay however it is not specific to snow removal, there is a section specific to winter storm events but the amount of snowfall would have to be high level to be considered an emergency.

Calendar parking is only implemented on some streets within the City; when the snow removal operator is on their route they will return to the street at a later time if cars are blocking snow removal access.

9. Regarding the property, 8000 Thunder Bay expressway, what is going to happen with the new zoning? Right now it's zoned for growth area, I understand the sewer is going along Oliver Rd and I would like to know what plans are for this property.

The following was provided by Planning Department:

The lands are in the "UG" – Urban Growth Zone. Lot creation is not permitted until such time that the lands have been included in a Secondary Plan as specified in the Growth Area Policies of the Official Plan. Subject to regulations, the UG zone allows for a limited amount of development including new home construction on existing City maintained roads, construction of accessory buildings, or expansion to existing homes.

10. How will the zoning changes affect the Dawson Street area? Can a 100 ft lot be eligible to be sub-divided because all the lots are on septic fields?

The following was provided by Planning Department:

The three lots off Dawson Road north of the Hydro One Corridor are in the "FD" – Future Development Zone. Lot creation is not permitted until such time that the lands have full urban services. Subject to regulations, the FD zone allows for accessory buildings and expansion to existing homes.

11. Why was a 300 meter section of Granite road not plowed when the remainder of the road was plowed?

The following was provided by Kayla Dixon:

During a typical plow the entirety of Granite Road is done before noon but with staff members unavailable Roads had to pivot which is why the dead end was left until later in the day to be completed.

12. In regards to East Avenue intersection, are there plans to reconstruct this intersection due to the increase in traffic with the addition of new businesses in the area? A suggestion would be to add a turn lane to assist with congestion.

The following was provided by Kayla Dixon:

A reconstruction of this intersection is not something being looked at to date, if issues are identified a traffic study can be implemented to determine if there is a need.



13. I know that you supported the Multi-Use Indoor Turf Facility right up until the final vote that would have approved the project and the municipal debenture that would have helped fund it. One of the arguments you put forward regarding this expense during City Council meetings was that it was irresponsible given the fiscal demands and uncertainties generated by Covid-19. Now that we are starting to turn the corner and getting back to normal in a number of ways, will you now be open to supporting a debenture to get this project off the ground if alternative funding sources or private proposals are not satisfactory?

The following was provided by Councillor Albert Aiello:

Yes, I supported the Multi-Use Indoor Turf Facility from day 1, tender results were over budget and I had issues with being over budget without any work starting. The high tender was due to cost of steel due to Covid-19. When the process started City Council was unaware of the need for a new police station and its associated costs and without funding from the province all costs would be bore by tax payers. If it was under budget I would have voted for the project to move forward as I see the need for a Multi-Use Indoor Turf Facility within the community.

14. McIntyre is part of the amalgamated area of Thunder Bay; what has McIntyre gotten since the amalgamation and why does North Ward get all of the funding?

Administration is unable to quickly compile the requested information.

#### 6.0 ADJOURNMENT/CLOSING REMARKS

The Chair thanked members of the public for participating and members of Administration for attending.

The meeting adjourned at 8:14 p.m.

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**MEETING DATE**     06/06/2022 (mm/dd/yyyy)

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**SUBJECT**             Defer Ratification - Report R 66/2022 (Infrastructure & Operations -  
Engineering) Contract 7, 2022 - Balmoral Street Reconstruction Phase III

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***SUMMARY***

At the May 9, 2022 City Council Meeting, ratification of Report R 66/2022 (Infrastructure & Operations – Engineering) Contract 7, 2022 – Balmoral Street Reconstruction Phase III as contained in the May 2, 2022 Committee of the Whole minutes was deferred to the May 16, 2022 City Council meeting.

At the May 16, 2022 City Council Meeting, ratification of Report R 66/2022 (Infrastructure & Operations – Engineering) Contract 7, 2022 – Balmoral Street Reconstruction Phase III as contained in the May 2, 2022 Committee of the Whole minutes was deferred to the June 6, 2022 City Council meeting.

Report R 66/2022 represented for ratification.

***RECOMMENDATION***

WITH RESPECT to Report R 66/2022 (Infrastructure & Operations - Engineering & Operations) we recommend that Contract 7, 2022 for Balmoral Street Reconstruction, Phase III and Phase IV, be awarded to Bruno's Contracting who submitted the lowest tender in the amount of \$8,294,626.01 [inclusive of HST]; it being noted that the amount shown is based on estimated quantities; final payment for this contract will be based on measured quantities for the completed work;

AND THAT consulting engineering services be awarded to the firm of Hatch Engineering with an agreement approved in the amount of \$314,404.42 [inclusive of HST] for construction administration and inspection associated with this contract;

AND THAT the General Manager of Infrastructure and Operations report any circumstances to City Council should any significant variations in the contract quantities occur;

AND THAT the Mayor and City Clerk be authorized to sign all documentation related to these matters;

AND THAT any necessary bylaws be presented to City Council for ratification.



## Memorandum

Corporate By-law Number BL 53/2022

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**TO:** Office of the City Clerk **FILE:** PE-01-2022

**FROM:** Jillian Fazio  
Development & Emergency Services - Planning Services

**DATE:** 04/22/2022

**SUBJECT:** BL 53/2022 – Part-lot Control Exemption By-law - Blocks 44-46, Weiler Blvd

**MEETING DATE:** City Council - 06/06/2022 (mm/dd/yyyy)

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**By-law Description:** A By-law to exempt the lands from the Part-lot Control Provisions of the Planning Act. (Blocks 44-46, Weiler Blvd)

**Authorization:** Report R 85/2022 (Planning Services) - Committee of the Whole - May 16, 2022.

**By-law Explanation:** The purpose of this By-law is to exempt Blocks 44, 45, and 46 on Registered Plan 55M-643 from Part-lot Control under Section 50(7) of the Planning Act, R.S.O.

The effect of the By-law allows the creation of no more than 17 lots for townhouses.

**Schedules and Attachments:**

**Amended/Repealed By-law Number(s):**



THE CORPORATION OF THE CITY OF THUNDER BAY  
BY-LAW NUMBER BL 53/2022

A By-law to exempt the lands from the Part-lot Control  
Provisions of the Planning Act. (Blocks 44-46, Weiler Blvd)

Recitals

1. Authority is provided in accordance with Section 50(7) of the Planning Act, R.S.O. 1990, as amended (the "Act"), to pass a by-law to designate lands not to be subject to part lot control;

ACCORDINGLY, THE COUNCIL OF THE CORPORATION OF THE CITY OF THUNDER BAY ENACTS AS FOLLOWS:

1. Subsection 5 of Section 50 of the Planning Act, R.S.O. c.P. 13, shall cease to apply to the lands described as Blocks 44, 45, and 46 on Registered Plan of Subdivision 55M-643, in the City of Thunder Bay, in the District of Thunder Bay to allow for the no more than seventeen (17) lots for townhouses.

2. This By-law shall remain in for and effect for a period of three years from the date of its passing and shall expire on June 6th, 2025.

3. This By-law shall come into force and take effect on the date it is passed.

Enacted and passed this 6th day of June, A.D. 2022 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Bill Mauro

Mayor

Dana Earle

Deputy City Clerk

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**MEETING DATE**      06/06/2022 (mm/dd/yyyy)

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**SUBJECT**              By-law Resolution - City Council - June 6, 2022

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***SUMMARY***

By-law Resolution - City Council - June 6, 2022

***RECOMMENDATION***

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

1.      A By-law to exempt the lands from the Part-lot Control Provisions of the Planning Act.  
         (Blocks 44-46, Weiler Blvd)

By-law Number: BL 53/2022



## *Memorandum*

Corporate By-law Number BL 62/2022

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**TO:** Office of the City Clerk **FILE:**

**FROM:** Linda Crago  
City Manager's Office - Office of the City Clerk

**DATE:** 05/17/2022

**SUBJECT:** BL 62/2022 - Confirming By-law - June 6, 2022.

**MEETING DATE:** City Council - 06/06/2022 (mm/dd/yyyy)

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**By-law Description:** A By-law to confirm the proceedings of a meeting of Council, this 6th day of June 2022.

**Authorization:** Committee of the Whole - 2003/02/24

**By-law Explanation:** To confirm the proceedings and each motion, resolution and other action passed or taken by the Council at this meeting is, except where prior approval of the Ontario Land Tribunal required, adopted, ratified and confirmed as if all such proceedings had been expressly embodied in this By-law.

**Schedules and Attachments:**

**Amended/Repealed By-law Number(s):**



THE CORPORATION OF THE CITY OF THUNDER BAY  
BY-LAW NUMBER BL 62/2022

A By-law to confirm the proceedings of a meeting of Council,  
this 6th day of June 2022.

Recitals

1. Subsection 5(1) of the Municipal Act, 2001, S.O. 2001 c. 25, as amended, provides that the powers of a municipal corporation are exercised by its Council. Subsection 5(3) provides that those powers are to be exercised by by-law.
2. Council considers it appropriate to confirm and adopt its proceedings at this meeting by by-law.

ACCORDINGLY, THE COUNCIL OF THE CORPORATION OF THE CITY OF  
THUNDER BAY ENACTS AS FOLLOWS:

1. The actions of the Council at the following meeting:

6th day of June, 2022 OPEN SESSION, CITY COUNCIL MEETING

and each motion, resolution and other action passed or taken by the Council at that meeting is, except where prior approval of the Ontario Land Tribunal is required, adopted, ratified and confirmed as if all such proceedings had been expressly embodied in this By-law.

2. The Mayor and the proper officials of The Corporation of the City of Thunder Bay are authorized and directed to do all things necessary to give effect to the actions of the Council referred to in Section 1 of this By-law. In addition, the Clerk is authorized and directed to affix the corporate seal to any documents which require it.
3. This By-law shall come into force on the date it is passed.

Enacted and passed this 6th day of June, A.D. 2022 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Bill Mauro

Mayor

Dana Earle

Deputy City Clerk

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**MEETING DATE**     06/06/2022 (mm/dd/yyyy)

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**SUBJECT**             Confirming By-law Resolution - June 6, 2022 - City Council

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***SUMMARY***

Confirming By-law Resolution - June 6, 2022 - City Council

***RECOMMENDATION***

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

1.     A By-law to confirm the proceedings of a meeting of Council, this 6th day of June, 2022.

By-law Number: BL 62/2022