



AGENDA MATERIAL

CITY COUNCIL

MEETING DATE: MONDAY, MARCH 7, 2022

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

TIME: IMMEDIATELY FOLLOWING
COMMITTEE OF THE WHOLE



MEETING: City Council

DATE: Monday, March 7, 2022

Reference No. CC - 7/53

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 - March 7, 2022 - City Council **(Page 3)**

With respect to the March 7, 2022 City Council, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

MINUTES OF PREVIOUS MEETINGS

City Council Minutes

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

1. The Thunder Bay City Council held on February 14, 2022. **(Pages 4 – 8)**
2. The Thunder Bay City Council (Public Meeting) held on February 14, 2022. **(Pages 9 – 20)**

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

1. The Thunder Bay City Council held on February 14, 2022;
2. The Thunder Bay City Council (Public Meeting) held on February 14, 2022.

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. February 14, 2022 Committee of the Whole. **(Pages 21 – 30)**

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

1. February 14, 2022 Committee of the Whole.

NEW BUSINESS

NOTICE OF MOTION

CONFIRMING BY-LAW

BL 27/2022 - Confirming By-law - March 7, 2022

A By-law to confirm the proceedings of a meeting of Council, this 7th day of March 2022.
(Pages 31 – 33)

Confirming By-law Resolution - March 7, 2022 - City Council

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 7th day of March, 2022.

By-law Number: BL 27/2022

ADJOURNMENT

MEETING DATE 03/07/2022 (mm/dd/yyyy)

SUBJECT Confirmation of Agenda

SUMMARY

Confirmation of Agenda - March 7, 2022 - City Council

RECOMMENDATION

With respect to the March 7, 2022 City Council, we recommend that the agenda as printed, including any additional information and new business, be confirmed.



MEETING DATE 03/07/2022 (mm/dd/yyyy)

SUBJECT City Council Minutes

SUMMARY

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

1. The Thunder Bay City Council (Public Meeting) held on February 14, 2022.
1. The Thunder Bay City Council held on February 14, 2022.

RECOMMENDATION

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

1. The Thunder Bay City Council (Public Meeting) held on February 14, 2022;
2. The Thunder Bay City Council meeting held on February 14, 2022.

ATTACHMENTS

- 1 February 14 2022 City Council Minutes
- 2 February 14 2022 City Council Public Meeting



MEETING: City Council

DATE: Monday, February 14, 2022

Reference No. CC 6/53

OPEN SESSION in the S.H. Blake Memorial Auditorium 10:51 pm.

City Council

Chair: Mayor Bill Mauro

ELECTRONIC PARTICIPATION: OFFICIALS:

Mayor Bill Mauro
Councillor Albert Aiello
Councillor Mark Bentz
Councillor Andrew Foulds
Councillor Brian Hamilton
Councillor Rebecca Johnson
Councillor Kristen Oliver
Councillor Peng You

Dana Earle, Deputy City Clerk
Flo-Ann Track, Council & Committee Clerk

OFFICIALS - ELECTRONIC PARTICIPATION:

Norm Gale, City Manager
Linda Evans, General Manager – Corporate Services
& Long Term Care & City Treasurer
Patty Robinet, City Solicitor
Karen Lewis, General Manager – Development &
Emergency Services
Kerri Marshall, General Manager – Infrastructure &
Operations
Kelly Robertson, General Manager – Community
Services

OPENING CEREMONIES

One Minute of Silence.

DISCLOSURES OF INTEREST

CONFIRMATION OF AGENDA

Confirmation of Agenda - February 14, 2022 - City Council

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

WITH RESPECT to the February 14, 2022 City Council meeting, 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 held on June 14, 2021;
2. The Thunder Bay City Council held on February 7, 2022, distributed separately on Thursday, February 10, 2022.

MOVED BY: Councillor Kristen Oliver
SECONDED BY: Councillor Albert Aiello

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

1. The Thunder Bay City Council held on June 14, 2021;
2. The Thunder Bay City Council held on February 7, 2022.

CARRIED

REPORTS OF COMMITTEES, BOARDS AND OUTSIDE AGENCIES

Committee of the Whole Minutes

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

1. September 21, 2021 Committee of the Whole - Closed Session;
2. February 7, 2022 Committee of the Whole, distributed separately on Thursday, February 10, 2022.

MOVED BY: Councillor Rebecca Johnson
SECONDED BY: Councillor Peng You

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

1. September 21, 2021 Committee of the Whole - Closed Session;
2. February 7, 2022 Committee of the Whole.

City Council – February 14, 2022

It was requested that the resolution relative to Report from Integrity Commissioner – Deferral of Ratification as contained in the February 7, 2022 Committee of the Whole minutes be voted on separately.

Report from Integrity Commissioner - Deferral of Ratification

MOVED BY: Councillor Albert Aiello
SECONDED BY: Councillor Peng You

WITH RESPECT to the report received from the Integrity Commissioner relative to the conduct of Councillor Aldo Ruberto, we recommend that both resolutions passed at Committee of the Whole be deferred for ratification until such time that all members of Council can be polled to determine the date of the meeting where all of Council indicate their intention to attend.

Amendment – Report from Integrity Commissioner – Deferral Ratification

MOVED BY: Councillor Mark Bentz
SECONDED BY: Councillor Andrew Foulds

WITH RESPECT to the Report from Integrity Commissioner – Deferral of Ratification motion as contained in the February 7, 2022 Committee of the Whole minutes we recommend that the following be deleted from paragraph 1:

“such time that all members of Council can be polled to determine the date of the meeting where all of Council indicate their intention to attend”;

AND THAT the following date be added “March 14, 2022.”

CARRIED

Amended – Report from Integrity Commissioner – Deferral Ratification

MOVED BY: Councillor Albert Aiello
SECONDED BY: Councillor Peng You

WITH RESPECT to the report received from the Integrity Commissioner relative to the conduct of Councillor Aldo Ruberto, we recommend that both resolutions passed at Committee of the Whole be deferred for ratification until March 14, 2022.

CARRIED

Committee of the Whole Minutes

MOVED BY: Councillor Rebecca Johnson
SECONDED BY: Councillor Peng You

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

1. September 21, 2021 Committee of the Whole - Closed Session;
2. February 7, 2022 Committee of the Whole.

CARRIED

CONFIRMING BY-LAW

BL 19/2022 - Confirming By-law - February 14, 2022

A By-law to confirm the proceedings of a meeting of Council, this 14th day of February 2022.

Confirming By-law Resolution - February 14, 2022 - City Council

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

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 14th day of February, 2022

By-law Number: BL 19/2022

CARRIED

ADJOURNMENT

The meeting adjourned at 11:00 pm

Mayor

Deputy City Clerk



MEETING: City Council (Public Meeting)

DATE: Monday, February 14, 2022

Reference No. CCP 3/53

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

City Council (Public Meeting)

Chair: Mayor Bill Mauro

ELECTRONIC PARTICIPATION: OFFICIALS:

Mayor Bill Mauro
Councillor Albert Aiello
Councillor Mark Bentz
Councillor Andrew Foulds
Councillor Brian Hamilton
Councillor Rebecca Johnson
Councillor Kristen Oliver
Councillor Peng You

Dana Earle, Deputy City Clerk
Flo-Ann Track, Council & Committee Clerk

OFFICIALS - ELECTRONIC PARTICIPATION:

Norm Gale, City Manager
Linda Evans, General Manager – Corporate Services
& Long Term Care & City Treasurer
Karen Lewis, General Manager – Development &
Emergency Services
Kerri Marshall, General Manager – Infrastructure &
Operations
Kelly Robertson, General Manager – Community
Services
Leslie McEachern, Director – Planning Services
Deanna Walker, Law Clerk
Jillian Fazio, Planner II – Planning Services
Jamie Kirychuk, Planner II – Planning Services
Decio Lopes, Senior Planner – Planning Services

DISCLOSURES OF INTEREST

CONFIRMATION OF AGENDA

Confirmation of Agenda - February 14, 2022 - City Council (Public Meeting)

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

WITH RESPECT to the February 14, 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 - 1101 Syndicate Ave S

Corporate Report R 12/2022 (Development & Emergency Services - Planning Services) The applicant has requested a site-specific Zoning By-law amendment to permit a self storage facility with a self-serve auto repair shop at 1101 Syndicate Avenue South. Several additional development parameters have been proposed in response to neighbourhood comments and discussions with City staff.

The proposal is considered appropriate as it will provide for an intervening land use between the existing heavy industrial uses, such as the railway corridors, and the residential uses along Mary Street. The Applicant's request is consistent with the Provincial Policy Statement and the Growth Plan for Northern Ontario and conforms to the Official Plan. For these reasons, Administration supports the approval of the Zoning By-law amendment.

Jillian Fazio appeared before Committee via MS Teams, provided a PowerPoint presentation and responded to questions.

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

Consultant Stefan Huzan appeared before Committee via MS Teams, on behalf of the applicant, provided an overview and responded to questions.

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

John Palmer appeared before Committee via MS Teams and responded to questions.

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

THAT a Public Meeting having been held with respect to the application by R.R. Albertson Ltd., relative to TOWN PLOT LOT 4 LESS 10 FT FOR LANE MARY ST S/S, municipally known as 1101 Syndicate Avenue South, we recommend that the Zoning By-law be amended as follows:

1. Define MINI-STORAGE as a BUILDING or part thereof, which is used primarily for the self storage of household goods, wares, merchandise, articles and the like, but does not include fuel storage.
2. Define SELF-SERVE AUTO REPAIR SHOP as a MOTOR VEHICLE SERVICE STATION which is available for use or rental by individuals.
3. Permit MINI-STORAGE and SELF-SERVE AUTO REPAIR SHOP at this location.
4. In the case of MINI-STORAGE and SELF-SERVE AUTO REPAIR SHOP, apply the following modifications to the regulations:
 1. Apply the building Envelope REGULATIONS under column “USES permitted in Sections 14.1(b) and 14.1(c)” in Table 14.2.1
 2. Increase the minimum required EXTERIOR SIDE YARD for a BUILDING used as a SELF-SERVE AUTO REPAIR SHOP from 7.5m to 20m.
 3. Reduce the minimum required LANDSCAPED OPEN SPACE to a 3.0m strip along all STREET LINES only.
 4. Permit up to two MAIN USES on a LOT
 5. Require a 1.6m high PRIVACY SCREEN along all LOT LINES abutting a RESIDENTIAL ZONE
 6. Require a 1.2m high PRIVACY SCREEN along the EXTERIOR SIDE LOT LINE between the REAR LOT LINE and the FRONT YARD south of the required LANDSCAPED OPEN SPACE strip.
 7. Establish that a DRIVEWAY is not permitted on Mary Street
 8. Reduce minimum required PARKING SPACES to four (4) PARKING SPACES.

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

ALL as contained in Report R 12/2022 (Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

Official Plan Amendment - 2129 Arthur St E

Corporate Report R 14/2022 (Development & Emergency Services - Planning Services) The Applicant is seeking approval to create a site-specific policy to permit a dental clinic in the Residential designation. The proposed amendment would establish a new Official Plan policy to

support the Applicant's goal of establishing a Neighbourhood Dental Clinic within the existing house on this property. The previous Zoning By-law amendment (Report No. 153/2021) was refused by City Council and subsequently appealed by the Applicant. The applicant has chosen to pursue the appeal of the Zoning By-law Amendment as well as consideration for the proposed Official Plan Amendment simultaneously. The Ontario Land Tribunal (OLT) is currently reviewing the appeal.

The proposed Official Plan amendment is not considered good planning as the site is located mid-block in a residential area and is not ideal for new commercial uses. For these reasons, Administration does not support the approval of the proposed amendment.

Jillian Fazio appeared before Committee via MS Teams, provided a PowerPoint presentation and responded to questions.

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

Consultant Stefan Huzan appeared before Committee via MS Teams on behalf of the applicant, provided an overview 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 had registered to participate electronically.

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Councillor Albert Aiello

THAT a Public Meeting having been held with respect to the application by Al-Obaidi Holdings Inc., relative to Lots 1 & 2, Registered Plan WM-63, municipally known as 2129 Arthur Street East, we recommend:

1. THAT no change be made to the Official Plan.

ALL as contained in the Report R 14/2022 (Planning Services), as submitted by the Development and Emergency Services Department.

LOST

Referral - R 14/2022 Official Plan Amendment - 2129 Arthur St E

MOVED BY: Councillor Albert Aiello

SECONDED BY: Councillor Rebecca Johnson

THAT a Public Meeting having been held with respect to the application by Al-Obaidi Holdings Inc., relative to Lots 1 & 2, Registered Plan WM-63, municipally known as 2129 Arthur Street East, we recommend:

THAT Report R 14/2022 (Planning Services), be referred to Administration to develop an alternate resolution that supports the request to prepare an official plan amendment as per the applicant's request:

AND THAT Council accepts the rationale provided by the Applicant and concurs that a site specific policy should be added to the Official Plan to allow for the proposed development of a Neighbourhood Dental Clinic.

Amendment - Referral - R 14/2022 Official Plan Amendment - 2129 Arthur St E

MOVED BY: Councillor Mark Bentz

SECONDED BY: Councillor Andrew Foulds

WITH RESPECT to the Referral – R 14/2022 Official Plan Amendment – 2129 Arthur St E we recommend that the following paragraph be added:

AND THAT Administration report back to Council following receipt of the outcome of the appeal relating to the Zoning By-law Amendment as contained in Report R 153/2021 (Development & Emergency Services – Planning Services) where applicable and within current regulations.

CARRIED

Amended Referral - R 14/2022 Official Plan Amendment - 2129 Arthur St E

A recorded vote was requested on the following resolution, the results of which are as follows:

YEA	NAY
Mayor Bill Mauro	
Albert Aiello	
Councillor Mark Bentz	
	Councillor Andrew Foulds
Councillor Brian Hamilton	
Councillor Rebecca Johnson	
Councillor Kristen Oliver	
Councillor Peng You	

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

THAT a Public Meeting having been held with respect to the application by Al-Obaidi Holdings Inc., relative to Lots 1 & 2, Registered Plan WM-63, municipally known as 2129 Arthur Street East, we recommend:

THAT Report R 14/2022 (Planning Services), be referred to Administration to develop an alternate resolution that supports the request to prepare an official plan amendment as per the applicant's request:

AND THAT Council accepts the rationale provided by the Applicant and concurs that a site specific policy should be added to the Official Plan to allow for the proposed development of a Neighbourhood Dental Clinic;

AND THAT Administration report back to Council following receipt of the outcome of the appeal relating to the Zoning By-law Amendment as contained in Report R 153/2021 (Development & Emergency Services – Planning Services) where applicable and within current regulations.

CARRIED

Zoning By-law Amendment - 211 Thompson Road

Report R 17/2022 (Development & Emergency Services - Planning Services) The Applicant has requested a site-specific Zoning By-law amendment to rezone a portion of the subject property from the "EP" – Environmental Protection Zone to the "RU1" – Rural Area Zone. The proposal seeks to allow for the development of a new single detached dwelling, detached garage, and swimming pool on the subject lands.

The proposal to accommodate a single dwelling, associated garage, and swimming pool is reasonable and in keeping with the intent of the Official Plan and Zoning By-law. The proposed use is compatible with the existing character of the area and is not expected to result in any negative impacts to the wetland or adjacent neighbours. Therefore the application is consistent with the Provincial Policy Statement and does not conflict with the Growth Plan for Northern Ontario. For these reasons, Administration recommends approval of the proposed Zoning By-law Amendment.

Memorandum from Planner II – Planning Services Division Jamie Kirychuk dated February 9, 2022 relative to Report R 17/2022 (Development & Emergency Services – Planning Services) was distributed separately to Members of Council and City Manager only on Thursday, February 10, 2022.

Jamie Kirychuk appeared before Committee via MS Teams, provided a PowerPoint presentation and responded to questions.

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

Joe Talarico appeared before Committee via MS Teams, provided an overview 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 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 Vincenzo Talarico and Joseph Talarico relative to Plan 501 Lot 17, municipally known as 211 Thompson Road, we recommend that the Zoning By-law be amended as follows:

1. That a portion of the lands described herein and shown on Attachment “C” be rezoned from the “EP” – Environmental Protection Zone to the “RU1” – Rural Area Zone.

Subject to the following conditions:

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

1. That the Applicant has entered into a Notification Agreement with the City of Thunder Bay to acknowledge and agree that the existing natural vegetation and soils outside of the established developable area will be maintained and kept in their natural state.

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 Report R 17/2022 (Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

Official Plan and Zoning By-law Amendments - 1900 108th Avenue

Report R 18/2022 (Development & Emergency Services - Planning Services) This application is to amend the Official Plan to designate the subject land from "Industrial - Utilities and Services" to "Industrial – Heavy Industrial"; to rezone from "IN5"– Utilities and Services Zone to "IN3"– Heavy Industrial Zone; to define and add "Industrial-Scale Computing" on the lands.

The subject property is designated as "Industrial – Utilities" and zoned as "IN5"– Utilities and Services Zone. The site is located to the southern portion of Mission Island. The site is the former Ontario Power Generation (OPG) electrical generator that is currently being demolished by applicant.

The Planning Division is recommending support for the proposed amendments. The Planning Division believes that the proposed development would add to the industrial land supply and is supported by the Provincial Policy Statement, Mining Readiness Strategy, and the Employment Lands Strategy

Memorandum from Senior Planner – Planning Services Division Decio Lopes dated February 10, 2022 relative to Report R 18/2022 (Development & Emergency Services – Planning Services) was distributed separately to Members of Council and City Manager only on Thursday, February 10, 2022.

Memorandum from Senior Planner – Planning Services Division Decio Lopes dated February 11, 2022 relative to Report R 18/2022 (Development & Emergency Services – Planning Services) was distributed separately to Members of Council and City Manager only on Monday, February 14, 2022.

Decio Lopes appeared before Committee via MS Teams, provided a PowerPoint presentation and responded to questions.

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

Consultant Tyler Rizzuto appeared before Committee via MS Teams, provided an overview and responded to questions.

Applicants Ian Bartles and Christina Murray appeared before Committee via MS Teams, provided an overview and responded to questions.

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

Commodore Vic Miller and Past Commodore Hugh Briggs - Thunder Bay Yacht Club appeared before Committee via MS Teams, provided an overview and responded to questions.

MOVED BY: Councillor Brian Hamilton

SECONDED BY: Councillor Albert Aiello

Official Plan Amendment

THAT a Public Meeting having been held with respect to the application from 1857060 Ontario Limited, to amend the Official Plan as it applies to CON A PT LT 1 2 3 & CON K PT LTS 1 & 2 & WATER LT R/A IN CON K & R/A CON A & K HYDRO PL 203-6999 7021, all being described as parts 1 to 20 on RP 55R-11043, 1900 108th Avenue as shown as "Property Location" on Attachment "A" to Report R18/2022 (Planning Services), we recommend:

1. The lands be deleted from the "Utilities" designation as shown on Schedule "E" of the Official Plan and instead be designated "Heavy Industrial";

AND THAT the necessary by-law be presented to City Council for ratification;

ALL as contained in Report R18/2022 (Planning Services), as submitted by the Development & Emergency Services Department.

Zoning By-law Amendment

THAT a Public Meeting having been held with respect to the application from 1857060 Ontario Limited, to amend the Zoning By-law as it applies to CON A PT LT 1 2 3 & CON K PT LTS 1 & 2 & WATER LT R/A IN CON K & R/A CON A & K HYDRO PL 203-6999 7021, all being described as parts 1 to 20 on RP 55R-11043, 1900 108th Avenue as shown as "Property Location" on Attachment "B" to Report R18/2022 (Planning Services), we recommend:

1. That the lands be rezoned from the "IN5" – Utilities and Services Zone to the "IN3" – Heavy Industrial Zone;
2. Define "Industrial-Scale Computing" to mean "the use of premises for the purpose of housing computer systems that collect, maintain, store, and/or process data for profit. Typical uses include but are not limited to blockchain/cryptocurrency mining and data centres"; and
3. Add "Industrial-Scale Computing" as a permitted use on the lands.

Subject to the following conditions:

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

1. City Council approve the associated Official Plan Amendment; and
2. The subject property be designated as an area of Site Plan Control;

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

Unless otherwise rescinded or extended, this approval in principle shall be valid for a period of twelve (12) months from the date of ratification by City Council. If the applicant does not fulfill the conditions of the approval within the year, the file shall be considered closed and a new application required;

ALL as contained in Report R18/2022 (Planning Services), as submitted by the Development & Emergency Services Department.

CARRIED

BY-LAWS

BL 12/2022 - Zoning By-law Amendment - 1101 Syndicate Ave S

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1101 Syndicate Avenue South)

BL 14/2022 Official Plan Amendment - 1900 108th Avenue

A By-law to adopt Amendment No. 5 to the City of Thunder Bay Official Plan (1900 108th Avenue)

BL 15/2022 - Site Plan Designation - 1900 108th Avenue

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (1900 108th Avenue)

BL 16/2022 - Zoning By-law Amendment - 1900 108th Avenue

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1900 108th Avenue).

BL 18/2022 - Site Plan Control Designation - 901 Memorial Avenue

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (901 Memorial Avenue).

BL 21/2022 - Site Plan Control Designation - 70 Court Street North

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (70 Court Street North)

BL 23/2022 - Site Plan Control Designation - 29 & 41 Royston Court

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (29 & 41 Royston Court)

By-law Resolution - City Council (Public Meeting) - February 14, 2022

MOVED BY: Councillor Brian Hamilton

SECONDED BY: Councillor Peng You

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 amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1101 Syndicate Avenue South)

By-law Number: BL 12/2022

2. A By-law to adopt Amendment No. 5 to the City of Thunder Bay Official Plan (1900 108th Avenue).

By-law Number: BL 14/2022

3. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (1900 108th Avenue).

By-law Number: BL 15/2022

4. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1900 108th Avenue).

By-law Number: BL 16/2022

5. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (901 Memorial Avenue).

By-law Number: BL 18/2022

6. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (70 Court Street North).

By-law Number: 21/2022

7. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (29 & 41 Royston Court).

By-law Number: 23/2022

CARRIED

ADJOURNMENT

The meeting adjourned at 9:34 pm

Mayor

Deputy City Clerk

MEETING DATE 03/07/2022 (mm/dd/yyyy)

SUBJECT Committee of the Whole Minutes

SUMMARY

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

1. February 14, 2022 Committee of the Whole.

RECOMMENDATION

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

1. February 14, 2022 Committee of the Whole.

ATTACHMENTS

1 February 14 2022 Committee of the Whole Minutes



MEETING: Committee of the Whole

DATE: Monday, February 14, 2022

Reference No. COW 8/53

CLOSED SESSION in the McNaughton Room at 5:48 p.m.

Committee of the Whole - Closed Session
Chair: Councillor Andrew Foulds

ELECTRONIC PARTICIPATION:

Mayor Bill Mauro
Councillor Albert Aiello
Councillor Mark Bentz
Councillor Andrew Foulds
Councillor Brian Hamilton
Councillor Rebecca Johnson
Councillor Kristen Oliver
Councillor Peng You

OFFICIALS - ELECTRONIC PARTICIPATION:

Dana Earle, Deputy City Clerk
Norm Gale, City Manager
Linda Evans, General Manager – Corporate Services
& Long Term Care & City Treasurer
Cynthia Cline, Deputy City Solicitor
Deanna Walker, Law Clerk

DISCLOSURES OF INTEREST

Councillor Mark Bentz declared a conflict relative to 2022CLS.007 (Legal Services) as he is a member of the Synergy North Board of Directors.

REPORTS OF MUNICIPAL OFFICERS

Property Related Matter (Lease Negotiations)

At the January 24, 2022 Committee of the Whole Closed Session meeting Deputy City Clerk Dana Earle advised that the Report 2022CLS.003 (Development & Emergency Services - Realty Services) had been withdrawn from the agenda and would be re-presented at a later date.

2022CLS.003 (Development & Emergency Services - Realty Services) relative to the above noted re-presented, distributed separately to Members of Council, City Manager, City Solicitor, General Manager - Corporate Services & Long-Term Care, and General Manager - Development & Emergency Services only.

General Manager – Development & Emergency Services Karen Lewis, , Manager - Realty Services Joel DePeuter and Chief Wayne Gates, Superior North EMS entered the meeting via MS Teams.

Joel DePeuter provided an overview and responded to questions.

It was the consensus of Committee to proceed as directed in Closed Session.

The Deputy City Clerk advised that the resolution relative to 2022CLS.003 (Development & Emergency Services - Realty Services) would be presented at the Committee of the Whole meeting to be held later in the evening.

Karen Lewis, Joel DePeuter and Chief Wayne Gates left the meeting.

Synergy North Corporation - Shareholder Consent

Councillor Mark Bentz declared a conflict and left the meeting.

2022CLS.007 (Legal Services) relative to the above noted was distributed separately to Members of Council, City Manager, City Solicitor and General Manager - Corporate Services & Long-Term Care only.

General Manager – Infrastructure & Operations Kerri Marshall entered the meeting via MS Teams.

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

General Manager - Corporate Services & Long-Term Linda Evans Care responded to questions.

It was the consensus of Committee to proceed as directed in Closed Session.

The Deputy City Clerk advised that the resolution relative to 2022CLS.007 (Legal Services) would be presented at the Committee of the Whole meeting to be held later in the evening.

The meeting recessed at 6:06pm. It was consensus of Committee to reconvene Committee of the Whole (Open Session) following City Council Public Meeting.

OPEN SESSION in S.H. Blake Memorial Auditorium at 9:35 pm

Committee of the Whole - Planning Session

Chair: Councillor Andrew Foulds

ELECTRONIC PARTICIPATION: OFFICIALS:

Mayor Bill Mauro
Councillor Albert Aiello

Dana Earle, Deputy City Clerk
Flo-Ann Track, Council & Committee Clerk

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Councillor Mark Bentz
Councillor Andrew Foulds
Councillor Brian Hamilton
Councillor Rebecca Johnson
Councillor Kristen Oliver
Councillor Peng You

OFFICIALS - ELECTRONIC PARTICIPATION:

Norm Gale, City Manager
Linda Evans, General Manager – Corporate Services
& Long Term Care & City Treasurer
Patty Robinet, City Solicitor
Karen Lewis, General Manager – Development &
Emergency Services
Kerri Marshall, General Manager – Infrastructure &
Operations
Kelly Robertson, General Manager – Community
Services
Kathleen Cannon, Director - Revenue
Leslie McEachern, Director – Planning Services
Paul Pepe, Manager – Tourism Thunder Bay
Aaron Ward, Project Engineer – Infrastructure &
Operations

DISCLOSURES OF INTEREST

Councillor Mark Bentz declared a conflict relative to 2022CLS.007 (Legal Services) as he is a member of the Synergy North Board of Directors.

CONFIRMATION OF AGENDA

Confirmation of Agenda - February 14, 2022 - Committee of the Whole

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

WITH RESPECT to the February 14, 2022 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

PRESENTATIONS

Monthly – Citizens of Outstanding Achievement Award

Memorandum from Deputy City Clerk Dana Earle dated February 1, 2022 requesting an opportunity to provide a presentation relative to the Monthly Citizens of Outstanding Achievement Awards.

Committee of the Whole – February 14, 2022

Chair - Official Recognition Committee Allison Hill appeared before Committee via MS Teams, read the biography of the recipient of the Citizens of Outstanding Achievement Monthly Award Carolyn Karle.

Tourism Thunder Bay - 2021 Year End Review & 2022 Tourism Sector Outlook

Memorandum from Manager - Tourism Thunder Bay Paul Pepe dated January 14, 2022 requesting an opportunity to provide a presentation relative to the above noted.

Paul Pepe appeared before Committee via MS Teams, provided a PowerPoint presentation and responded to questions.

ITEMS ARISING FROM CLOSED SESSION

Property Related Matter (Lease Negotiations)

2022CLS.003 (Development & Emergency Services – Realty Services) relative to the above noted was previously presented in Closed Session held earlier in the evening.

MOVED BY: Councillor Kristen Oliver

SECONDED BY: Councillor Albert Aiello

WITH RESPECT to Report 2022CLS.003 (Development & Emergency Services – Realty Services) we recommend that Administration proceed as directed in Closed Session.

CARRIED

Synergy North Corporation (Shareholder Consent)

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

2022CLS.007 (Legal Services) relative to the above noted was previously presented in Closed Session held earlier in the evening.

MOVED BY: Mayor Bill Mauro

SECONDED BY: Councillor Rebecca Johnson

WITH RESPECT to 2022CLS.007 (Legal Services) relative to the above noted we recommend that Administration proceed as directed in Closed Session.

CARRIED

REPORTS OF COMMITTEES, BOARDS AND OUTSIDE AGENCIES

Parking Authority Board Minutes

Minutes of Meetings 10-2021 and 11-2021 of the Parking Authority Board held on October 10, 2021 and November 11, 2021 respectively, for information.

Heritage Advisory Committee Minutes

Minutes of Meeting 11-2021 and 1-2022 of the Heritage Advisory Committee held on December 16, 2021 and January 17, 2022 respectively, for information.

Lakehead Region Conservation Authority Minutes

Minutes of Meetings 9-2021 of the Lakehead Region Conservation Authority held on October 27, 2021, for information.

Committee of Adjustment Minutes

Minutes of Meetings 10-2021, 11-2021 and 12-2021 of the Committee of Adjustment held on October 27, 2021, November 24, 2021 and December 15, 2021 respectively, for information.

REPORTS OF MUNICIPAL OFFICERS

Amend Draft Approval of a Plan of Subdivision - 2160 West Arthur Street

Report R 10/2022 (Development & Emergency Services - Planning Services) recommending that the request by 2201947 Ontario Inc. to extend draft plan approval (58T-18501) to March 25, 2024, be approved.

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

WITH RESPECT to Report R 10/2022 (Development & Emergency Services - Planning Services), we recommend that the request by 2201947 Ontario Inc. to extend draft plan approval (58T-18501) as it applies to Concession 3 NKR, Part of Lot 21, RP 55R-14723 PARTS 3 AND 4, known as "2160 West Arthur Street" to March 25, 2024, subject to the conditions outlined in Attachment "A" to Report No. R105/2018 (Planning Services); be approved;

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

Committee of the Whole – February 14, 2022

ALL as contained in Report R 10/2022 (Development & Emergency Services - Planning Services), as submitted by the Development & Emergency Services Department.

CARRIED

PETITIONS AND COMMUNICATIONS

Partial Servicing & Advanced Treatment Systems - Interim Update

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

Memorandum from Director - Planning Services Leslie McEachern and Project Engineer - Engineering & Operations Aaron Ward dated January 22, 2022 relative to the above noted, for information.

OUTSTANDING ITEMS

Outstanding List for Planning Services as of February 1, 2022

Memorandum from City Clerk Krista Power, dated February 1, 2022 providing the Planning Services Outstanding Items List, for information.

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

Community Communications Committee Minutes

Minutes of Meeting 3-2021 of the Community Communications Committee held on October 13, 2021, for information.

Official Recognition Committee Minutes

Minutes of Meeting 06-2021 of the Official Recognition Committee held on December 7, 2021, for information.

Inter-Governmental Affairs Committee Minutes

Minutes of Meeting 07-2021 of the Inter-Governmental Affairs Committee held on October 18, 2021, for information.

Thunder Bay Police Services Board Minutes

Minutes of Meeting 19-2021 and 21-2021 of the Thunder Bay Police Services Board held October 19, 2021 and November 16, 2021 respectively, for information.

REPORTS OF MUNICIPAL OFFICERS

Small Business Property Tax Subclass Update

Report R 16/2022 (Corporate Services & Long Term Care - Revenue) providing information on the new optional small business property sub-class relative to the City's Long Term Tax Strategy, for information.

Jasper Call System / Pagers - Request for Single Source Approval

Corporate Report R 22/2022 (Corporate Services & Long Term Care - Long Term Care and Senior Services) providing a recommendation relative to single sourcing of the supply and installation of an upgraded Jasper Call System / Pagers for Jasper Supportive Housing.

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

WITH RESPECT to Report R 22/2022 (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 Jasper Call System / Pagers at Jasper Supportive Housing at a cost of \$88,917.30 plus 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

PETITIONS AND COMMUNICATIONS

Province of Quebec's Bill 21

Memorandum from Chair - Anti-Racism & Respect Committee Jason Veltri dated January 26, 2022 containing a recommendation relative to the above noted.

MOVED BY: Mayor Bill Mauro
SECONDED BY: Councillor Albert Aiello

WITH RESPECT to the Memorandum from the Anti-Racism and Respect Advisory Committee, dated January 26, 2022, we recommend that Thunder Bay City Council oppose the Province of Quebec's Bill 21, An Act respecting the laicity of the State and reaffirm the City's commitment to upholding religious freedoms as outlined in the Canadian Charter of Rights and Freedoms;

AND THAT Thunder Bay City Council endorse the initiative lead by the Regional Municipality of Peel and Calgary City Council, that asks the Canadian Coalition of Inclusive Municipalities, of which the City of Thunder Bay is a member, to create a nationwide campaign that highlights the harmful widespread impacts of Bill 21 on social cohesion and inclusion in Canada;

AND THAT Thunder Bay City Council send a letter to the Federal government requesting it unequivocally condemn and challenge Quebec's Bill 21.

CARRIED

2021/2022 Annual Citizens of Exceptional Achievement Event Update

Memorandum from Chair – Official Recognition Committee Allison Hill dated February 1, 2022 providing an update relative to the above noted.

MOVED BY: Councillor Peng You
SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to the Memorandum from Allison Hill, Chair – Official Recognition Committee dated February 1, 2022, we recommend that the 2021/2022 Annual Citizens of Exceptional Achievement Event Update be postponed from April 19, 2022;

AND THAT the Official Recognition Committee present Council their recommendation of the new date and format for the event at a later date this year;

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

CARRIED

NEW BUSINESS

Establishment of Closed Session – Monday, March 7, 2022

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

THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, March 7, 2022 at 5:30 p.m. in order to receive information pursuant to the *Municipal Act* (Section 239 (2)) relative to:

(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.

CARRIED

OUTSTANDING ITEMS

Outstanding List for Administrative Services as of February 1, 2022

Memorandum from City Clerk Krista Power, dated February 1, 2022 providing the Administrative Services Outstanding Items List, for information.

ADJOURNMENT

The meeting adjourned at 10:51 pm.

Memorandum

Corporate By-law Number BL 27/2022

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

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

DATE: 02/15/2022

SUBJECT: BL 27/2022 - Confirming By-law - March 7, 2022

MEETING DATE: City Council - 03/07/2022 (mm/dd/yyyy)

By-law Description: A By-law to confirm the proceedings of a meeting of Council, this 7th day of March 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 27/2022

A By-law to confirm the proceedings of a meeting of Council,
this 7th day of March 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:

7th day of March, 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 7th day of March, 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

MEETING DATE 03/07/2022 (mm/dd/yyyy)

SUBJECT Confirming By-law Resolution - March 7, 2022 - City Council

SUMMARY

Confirming By-law Resolution - March 7, 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 7th day of March, 2022.

By-law Number: BL 27/2022