



**MEETING:** Committee of the Whole

**DATE:** Monday, December 13, 2021 *Reference No. COW – 2/53*

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**CLOSED SESSION in the McNaughton Room at 4:31 p.m.**

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

**PRESENT:**

Mayor Bill Mauro  
Councillor Albert Aiello  
Councillor Brian Hamilton  
Councillor Aldo Ruberto  
Councillor Peng You

**OFFICIALS:**

Krista Power, City Clerk

**OFFICIALS - ELECTRONIC PARTICIPATION:**

Norm Gale, City Manager  
Linda Evans, General Manager – Corporate Services  
& Long Term Care & City Treasurer  
Patty Robinet, City Solicitor

**ELECTRONIC PARTICIPATION:**

Councillor Mark Bentz  
Councillor Shelby Ch'ng  
Councillor Andrew Foulds  
Councillor Cody Fraser  
Councillor Trevor Giertuga  
Councillor Rebecca Johnson  
Councillor Brian McKinnon

***DISCLOSURES OF INTEREST***

Councillor Kristen Oliver declared a conflict relative to Surplus Real Property Declaration – Alice Avenue, Francis Street, Armstrong Ontario as her employer is the purchaser of one of the identified properties.

Councillor Mark Bentz declared a conflict relative to Board Appointment Recommendation – Synergy North Board of Directors as he is a Member of the Synergy North Board of Directors.

***REPORTS OF MUNICIPAL OFFICERS***

**Litigation Update – Potential Settlement – Sidewalk Trip and Fall**

Deputy City Solicitor Dawne Latta, Law Clerk and Litigation Support Specialist Ashley Eager and General Manager - Corporate Services & Long-Term Care, City Treasurer Linda Evans entered the meeting.

2021CLS.042 (Legal Services) relative to the above-noted.

Dawne Latta responded to questions.

It was consensus of Committee that Administration proceed as directed.

The City Clerk advised that the resolution relative to the above noted will be presented at Committee of the Whole to be held later in the evening.

Dawne Latta and Ashley Eager left the meeting.

**Surplus Real Property Declaration – Alice Avenue, Francis Street, Armstrong Ontario**

Councillor Kristen Oliver declared a conflict relative to the above noted prior to the meeting and was absent during discussion as her employer is the purchaser of one of the identified properties.

General Manager - Development & Emergency Services Karen Lewis and Manager - Realty Services Joel DePeuter entered the meeting.

2021CLS.030 (Realty Services) relative to the above-noted.

Joel DePeuter responded to questions.

It was consensus of Committee that Administration proceed as directed.

The City Clerk advised that the resolution relative to the above noted will be presented at Committee of the Whole to be held later in the evening.

**Board Appointment Recommendation – Synergy North Board of Directors**

Councillor Kristen Oliver entered the meeting.

Councillor Mark Bentz declared a conflict relative to the above noted as he is a Member of the Synergy North Board of Directors and left the meeting.

General Manager - Infrastructure & Operations Kerri Marshall entered the meeting.

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Confidential Memorandum from Councillor Brian McKinnon, Chair – Synergy North/TbayTel Recruitment Committee, dated November 23, 2021 relative to the above noted.

Councillor Brian McKinnon provided an overview and responded to questions.

It was consensus of Committee that Administration proceed as directed.

The City Clerk advised that the resolution relative to the above noted will be presented at Committee of the Whole to be held later in the evening.

General Manager - Infrastructure & Operations Kerri Marshall left the meeting.

**Contract Related Matter (Thunder Bay Community Auditorium)**

Councillor Mark Bentz re-entered the meeting.

Law Clerk and Land Development Specialist Deanna Walker, Director - Recreation & Culture Leah Prentice, General Manger - Community Services Kelly Robertson, Director - Financial Services Emma Westover, Deputy City Solicitor Cynthia Cline, Director - Human Resources & Corporate Safety Karie Ortgiese entered the meeting.

Confidential Memorandum from General Manager – Corporate Services & Long-Term Care & City Treasurer Linda Evans, dated December 8, 2021 providing information relative to the above noted.

City Manager Norm Gale provided introductory comments.

General Manager - Corporate Services & Long-Term Care, City Treasurer Linda Evans provided a PowerPoint presentation and responded to questions.

Norm Gale responded to questions.

City Solicitor Patty Robinet responded to questions.

Emma Westover responded to questions.

It was consensus of Committee that Administration proceed as directed.

The City Clerk advised that the resolution relative to the above noted will be presented at Committee of the Whole to be held later in the evening.

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

Committee of the Whole - Planning Session

Chair: Councillor Andrew Foulds

**PRESENT:**

Mayor Bill Mauro  
Councillor Albert Aiello  
Councillor Brian Hamilton  
Councillor Aldo Ruberto  
Councillor Peng You

**OFFICIALS:**

Krista Power, City Clerk  
Gordon Stover, Committee & Meeting Management  
System Coordinator

**OFFICIALS - ELECTRONIC PARTICIPATION:**

**ELECTRONIC PARTICIPATION:**

Councillor Mark Bentz  
Councillor Shelby Ch'ng  
Councillor Andrew Foulds  
Councillor Cody Fraser  
Councillor Trevor Giertuga  
Councillor Rebecca Johnson  
Councillor Brian McKinnon  
Councillor Kristen Oliver

Karen Lewis, Acting City Manager  
Linda Evans, General Manager – Corporate Services  
& Long Term Care & City Treasurer  
Patty Robinet, City Solicitor  
Kerri Marshall, General Manager – Infrastructure &  
Operations  
Kelly Robertson, General Manager – Community  
Services  
Karie Ortgiese, Director – Human Resources &  
Corporate Safety  
Tracie Smith, Director – Strategic Initiatives &  
Engagement  
Joel DePeuter, Manager – Realty Services  
Kayla Dixon, Director – Engineering & Operations  
Aaron Ward, Project Engineer  
Leslie McEachern, Director – Planning Services  
Decio Lopes, Senior Planner  
Jim Greenaway, Acting Commander – Community  
Safety and Planning – Superior North EMS  
Lee-Ann Chevrette, Specialist - Community Safety &  
Well-Being Thunder Bay  
Doug Vincent, Manager – Licensing & Enforcement  
Cynthia Olsen, Deputy City Solicitor

***DISCLOSURES OF INTEREST***

Councillor Kristen Oliver declared a conflict relative to Surplus Real Property Declaration – Alice Avenue, Francis Street, Armstrong Ontario as her employer is the purchaser of one of the identified properties.

Councillor Mark Bentz declared a conflict relative to Board Appointment Recommendation – Synergy North Board of Directors as he is a Member of the Synergy North Board of Directors.

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## ***ANNOUNCEMENTS***

A moment of silence was held for Hubert Louis George Badanai Junior, former Councillor At-Large.

## ***CONFIRMATION OF AGENDA***

Confirmation of Agenda - December 13, 2021 - Committee of the Whole

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

WITH RESPECT to the December 13, 2021 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

## ***PRESENTATIONS***

### **Presentation of a Tiny Homes Thunder Bay Project Update**

Memorandum from Manager Realty Services Joel DePeuter, dated December 2, 2021 requesting that Paul Capon - Matawa, Bonnie Krysovaty - Lakehead Social Planning Council and Councillor Aldo Ruberto provide a presentation relative to the Tiny Homes Thunder Bay Pilot Project.

Joel DePeuter and Councillor Aldo Ruberto provided a brief introduction.

Paul Capon - Matawa and Bonnie Krysovaty - Lakehead Social Planning Council appeared before Committee via MS Teams, provided a PowerPoint presentation and responded to questions.

### **Presentation of Food Strategy Annual Report**

Memorandum from Manager - Community Strategies Cynthia Olsen, dated November 22, 2021 requesting that Eco Superior appear before Committee to present the Annual Report for the Thunder Bay and Area Food Strategy.

Karen Kerk - Eco Superior appeared before Committee via MS Teams, provided a PowerPoint presentation and responded to questions.

Councillor Andrew Foulds left the Chair. Councillor Aldo Ruberto assumed the Chair.

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### **North Core Streetscape**

Memorandum from Project Manager Steven Murphy, dated November 19, 2021, requesting to provide a presentation relative to the above noted.

Kayla Dixon – Director of Engineering & Operations provided a brief introduction.

Project Managers Albertus Viljoen and Andrea Mantin of Brook McIlroy appeared before Committee via MS Teams, provided a PowerPoint presentation and responded to questions.

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

#### **Litigation Update – Potential Settlement – Sidewalk Trip and Fall**

Report 2021CLS.042 (Legal Services) relative to the above noted was previously presented in Closed Session held earlier in the evening.

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

WITH RESPECT to Report 2021CLS.042 (Legal Services), we recommend that Administration proceed as directed in Closed Session.

CARRIED

#### **Surplus Real Property Declaration – Alice Avenue, Francis Street, Armstrong Ontario**

Councillor Kristen Oliver declared a conflict relative to the above noted as her employer is the purchaser of one of the identified properties and refrained from discussing or voting on the above noted resolution.

Report 2021CLS.030 (Realty Services) relative to the above noted was previously presented in Closed Session held earlier in the evening.

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

WITH RESPECT to Report 2021CLS.030 (Development & Emergency Services -Realty Services), we recommend that the properties and easement interests described in this report be declared surplus to the City's requirements pursuant to the City's policies, and be disposed of in accordance with the method(s) set out in this report;

AND THAT public notice of the proposed disposals be given in the manner set out in this report;

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AND THAT the City grant an easement interest over a portion of the closed section of City owned lands formerly known as Alice Avenue, being Part of Lot 1, Registered Plan 622 designated as Part 2 on Reference Plan 55R-1028 (F98), for utility purposes at the request of Enbridge Gas Inc. at the appraised market value of \$ 8,010;

AND THAT the City's interest in the vacant strip of land between 270 and 272 Francis Street West, being Part of Lot 176, Registered Plan W-42; Neebing (A-103) be sold to the abutting property owners of 270 Francis Street West, Brian James DeCorte and Amanda Rose McDonald for the purpose of a lot enlargement at the appraised market value of \$ 8,123;

AND THAT the City's interest in three (3) vacant lots located in Armstrong, Ontario be sold on the open market at appraised market value. One (1) lot being PCL 11806 SEC TBF; Lot 115 Plan M85 with PIN No. 625040191 located on Queen Street and two (2) lots being PCL 20145 SEC TBF; Lots 155-156 Plan M85 with PIN No. 625041498 located on Princess Street;

AND THAT the General Manager of Development & Emergency Services be authorized to execute all required documentation in a content and form satisfactory to Administration;

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

CARRIED

#### **Contract Related Matter (Thunder Bay Community Auditorium)**

Confidential Memorandum from General Manager – Corporate Services & Long-Term Care & City Treasurer Linda Evans, dated December 8, 2021 providing information relative to the above noted was previously presented in Closed Session held earlier in the evening.

MOVED BY: Councillor Cody Fraser  
SECONDED BY: Councillor Brian McKinnon

WITH RESPECT to the Memorandum from General Manager – Corporate Services & Long-Term Care & City Treasurer Linda Evans, dated December 8, 2021, we recommend that Administration proceed as directed in Closed Session.

CARRIED

#### **Board Appointment Recommendation – Synergy North Board of Directors**

Councillor Mark Bentz declared a conflict relative to the above noted as he is a Member of the Synergy North Board of Directors and refrained from discussing or voting on the above noted resolution.

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Confidential Memorandum from Councillor Brian McKinnon, Chair – Synergy North/TbayTel Recruitment Committee, dated November 23, 2021 relative to the above noted was previously presented in Closed Session held earlier in the evening.

MOVED BY: Councillor Brian McKinnon  
SECONDED BY: Councillor Shelby Ch'ng

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

Gary Armstrong be appointed for a 3 year term, expiring April 30, 2025, or until such time as a replacement has been appointed;

AND THAT Jonathon Weber be appointed for a 3 year term, expiring April 30, 2025, or until such time as a replacement has been appointed.

CARRIED

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

#### **Heritage Advisory Committee Minutes**

Minutes of Meeting 09-2021 of the Heritage Advisory Committee held on October 28, 2021, for information.

#### **Appeals Tribunal (Property Standards) Minutes**

Minutes of Meeting 02-2021 of the City of Thunder Bay Appeals Tribunal (Property Standards) held on October 6, 2021, for information.

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

#### **Amend Draft Approval of a Plan of Subdivision - Gemstone Estates Stage 4B**

Report R 154/2021 (Development & Emergency Services - Planning Services) recommending that the request by 2298184 Ontario Inc. to extend draft plan approval (58T-13505) to January 19, 2024, be approved.

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

WITH RESPECT to Report No. R154/2021 (Development & Emergency Services - Planning Services), we recommend that the request by 2298184 Ontario Inc. to extend draft plan approval (58T-13505) as it applies to Gemstone Estates Stage 4B Draft Plan of Subdivision, being a portion



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of Part of Mining Location R3 described as Parts 1, 2, 3, and 4 on RP 55R-10449, Parts 1 and 2 on RP 55R-8139, and Part 1 on RP 55R-8139 except Part 1 on RP 55R-9814 (west of Aquamarine Drive which is located on the western end of Wardrope Avenue, west of Hilldale Road), to January 19, 2024, subject to the conditions outlined in Attachment "B" and on the redlined plan dated June

4, 2014 Draft Plan of Subdivision prepared by J.D. Barnes in Attachment "C" to Report No. R154/2021 (Planning Services); be approved;

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

CARRIED

### **Strategic Core Areas Community Improvement Plan - Update**

Report R 180/2021 (Development & Emergency Services - Planning Services) recommending that the proposed 2022 capital budget include \$100,000 to fund grants under the Council-approved Strategic Core Areas Community Improvement Plan.

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

WITH RESPECT to Report R 180/2021 (Development & Emergency Services – Planning Services), we recommend the proposed 2022 capital budget include \$100,000 to fund grants under the Council-approved Strategic Core Areas Community Improvement Plan;

AND THAT the Board of Directors of the Thunder Bay Community Economic Development Commission be acknowledged and recognized for investing in the initial implementation of the program;

AND THAT a copy of resolution be forwarded to the CEDC Board;

AND THAT the Planning Services Division and the Financial Services Division allocate administrative resources to administer the Strategic Core Areas CIP;

AND THAT Planning Services provide an annual update of the program to Committee of the Whole, with the next update to come in December 2022.

AND THAT the necessary by-laws be presented for ratification.

### **Amendment - Strategic Core Areas Community Improvement Plan - Update**

MOVED BY: Mayor Bill Mauro  
SECONDED BY: Councillor Cody Fraser

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WITH RESPECT to Report R 180/2021 (Development & Emergency Services – Planning Services), we recommend the following amendment be inserted at the end of the 3rd paragraph of the recommendation:

“which includes a request for an additional contribution to the 2022 program of \$100,000 to be approved by the CEDC Board of Directors.”

CARRIED

### **Amended Resolution - Strategic Core Areas Community Improvement Plan - Update**

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

WITH RESPECT to Report R 180/2021 (Development & Emergency Services – Planning Services), we recommend the proposed 2022 capital budget include \$100,000 to fund grants under the Council-approved Strategic Core Areas Community Improvement Plan;

AND THAT the Board of Directors of the Thunder Bay Community Economic Development Commission be acknowledged and recognized for investing in the initial implementation of the program;

AND THAT a copy of resolution be forwarded to the CEDC Board which includes a request for an additional contribution to the 2022 program of \$100,000 to be approved by the CEDC Board of Directors;

AND THAT the Planning Services Division and the Financial Services Division allocate administrative resources to administer the Strategic Core Areas CIP;

AND THAT Planning Services provide an annual update of the program to Committee of the Whole, with the next update to come in December 2022;

AND THAT the necessary by-laws be presented for ratification.

CARRIED

### **Request for Parkdale Trunk Sewer Extension**

Report R 171/2021 (Development & Emergency Services - Planning Services) recommending that Administration be directed to include funding for consideration in the 2022 Capital Budget for the completion of the Parkdale Growth Area Secondary Plan Study.

General Manager - Development & Emergency Services Karen Lewis provided an introduction relative to the above noted.

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MOVED BY: Councillor Cody Fraser  
SECONDED BY: Councillor Rebecca Johnson

With respect to Report No. 171/2021 (Development & Emergency Services – Planning Services) we recommend that Administration be directed to include funding for consideration in the 2022 Capital Budget for the completion of the Parkdale Growth Area Secondary Plan Study;

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

CARRIED

**Parkdale Estates Subdivision – 2022 Budget for Additional Access Environmental Assessment Study**

Report R 177/2021 (Infrastructure & Operations - Engineering & Operations) recommending that Administration be directed to include \$180,000 for consideration in the 2022 Capital Budget for the completion of the Parkdale Growth Area Secondary Plan Study in lieu of the Parkdale Additional Access Municipal Class Environmental Assessment Study.

MOVED BY: Councillor Brian Hamilton  
SECONDED BY: Councillor Cody Fraser

With respect to Report No. 177/2021 [Infrastructure & Operations – Engineering & Operations] we recommend that Administration be directed to include \$180,000 for consideration in the 2022 Capital Budget for the completion of the Parkdale Growth Area Secondary Plan Study in lieu of the Parkdale Additional Access Municipal Class Environmental Assessment Study;

AND THAT Administration be directed to use \$60,000 carry forward funds identified for the Parkdale Additional Access Municipal Class Environmental Assessment Study for the Parkdale Growth Area Secondary Plan Study;

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

CARRIED

**The Superior North EMS Community Paramedicine Program**

Report R 179/2021 (Development & Emergency Services - Superior North EMS) providing an update relative to The Superior North EMS Community Paramedicine Program, for information only.

**Community Safety & Well-Being Advisory Committee Terms of Reference**

Report R 185/2021 (Community Strategies – Development & Emergency Services) recommending that the Thunder Bay Community Safety and Well-Being (CSWB) Advisory Committee Terms of Reference, as appended to this Report, be approved.

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

WITH RESPECT to Report R185/2021 (Development & Emergency Services – Community Strategies), we recommend that the Thunder Bay Community Safety and Well-Being (CSWB) Advisory Committee Terms of Reference, as appended to this Report, be approved;

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

CARRIED

**Procedural Options – Designated Truck Route**

Report R 175/2021 (City Manager's Office - Office of the City Clerk) providing Council with information regarding the procedural paths available relative to implementing a Designated Truck Route and/or changing course relative to the previous decisions made by the 2018-2022 term of Council, for information only.

Confidential Memorandum from Mike Grimaldi, Solicitor relative to the above noted was distributed to Members of Council and EMT only on November 18, 2021.

***PETITIONS AND COMMUNICATIONS***

**Ontario Big City Mayors Resolution relating to Long-Overdue Bail Reform**

Memorandum from Mayor Bill Mauro, dated December 1, 2021 attaching a letter from the Ontario Big Cities Mayors containing a resolution relating to Long-Overdue Bail Reform, for information only.

**Update – Ward and Town Hall Meetings**

Memorandum from City Clerk Krista Power, dated December 3, 2021 providing information on the options available for Ward and Town Hall Meetings starting January 2022, for information only.

**Outstanding Item – Clean, Green & Beautiful Policy Review**

Memorandum from Councillor Rebecca Johnson, Chair – Clean, Green & Beautiful Committee, dated November 30, 2021 requesting that the report back date relating to Outstanding Item 2018-009-ADM Clean, Green & Beautiful Policy be changed from December 20, 2021 to April 25, 2022.

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

WITH RESPECT to the Memorandum from Councillor Rebecca Johnson dated November 29, 2021, we recommend that the report back date relating to Outstanding List Item 2018-009-ADM Clean, Green & Beautiful Policy review be changed from December 20, 2021 to April 25, 2022;

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

CARRIED

**Outstanding Items – Q4 2021 Draft By-laws**

Memorandum from Manager - Licensing & Enforcement Doug Vincent, dated December 1, 2021 requesting that the report back date relating to Property Standard, Vacant Building, Yard Maintenance and Animal Control By-laws be changed to April 11, 2022.

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

WITH RESPECT to the Memorandum from Manager – Licensing & Enforcement Doug Vincent, dated December 1, 2021, we recommend that the report back date relating to the review for the Property Standards, Vacant Building, Yard Maintenance and Animal Control By-laws including the related deputation referral, be adjusted to April 11, 2022.

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

CARRIED

***OUTSTANDING ITEMS***

**Outstanding List for Planning Services as of November 30, 2021**

Memorandum from City Clerk K. Power, dated November 30, 2021 providing the Planning Services Outstanding Items List, for information.

***NEW BUSINESS***

**Establishment of December 20, 2021 Committee of the Whole – Closed Session**

The following resolution will be presented to Committee of the Whole for consideration:

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

THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, December 20, 2021 at 4:30 p.m. in order to receive information pursuant to the Municipal Act (Section 239 (2)) relative to;

- (a) the security of the property of the municipality or local board;
- (b) personal matters about an identifiable individual, including municipal or local board employees;
- (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.

CARRIED

Councillor Aldo Ruberto left the Chair. Councillor Andrew Foulds re-assumed the Chair.

**Re-Vote - Amended Resolution - Strategic Core Areas Community Improvement Plan - Update**

Report R 180/2021 (Development & Emergency Services - Planning Services) recommending that the proposed 2022 capital budget include \$100,000 to fund grants under the Council-approved Strategic Core Areas Community Improvement Plan.

A re-vote was requested on the amended resolution relative to the above noted.

Councillor Aldo Ruberto declared a conflict relative to the above noted as he is a business owner eligible for the funding grant.

Councillor Brian Hamilton declared a conflict relative to the above noted as he is a business owner eligible for the funding grant.

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

WITH RESPECT to Report R 180/2021 (Development & Emergency Services – Planning Services), we recommend the proposed 2022 capital budget include \$100,000 to fund grants under the Council-approved Strategic Core Areas Community Improvement Plan;

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AND THAT the Board of Directors of the Thunder Bay Community Economic Development Commission be acknowledged and recognized for investing in the initial implementation of the program;

AND THAT a copy of resolution be forwarded to the CEDC Board which includes a request for an additional contribution to the 2022 program of \$100,000 to be approved by the CEDC Board of Directors;

AND THAT the Planning Services Division and the Financial Services Division allocate administrative resources to administer the Strategic Core Areas CIP;

AND THAT Planning Services provide an annual update of the program to Committee of the Whole, with the next update to come in December 2022;

AND THAT the necessary by-laws be presented for ratification.

CARRIED

***ADJOURNMENT***

The meeting adjourned at 10:42 p.m.