



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

**DATE:** September 21, 2020

*Reference No. 10/51*

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**OPEN SESSION in the S.H. Blake Memorial Auditorium at 6:40 p.m.**

City Council (Public Meeting)

Chair: Mayor B. Mauro

**PRESENT:**

Mayor B. Mauro  
Councillor A. Aiello  
Councillor A. Foulds  
Councillor B. Hamilton  
Councillor B. McKinnon  
Councillor K. Oliver  
Councillor A. Ruberto  
Councillor Peng You

**ELECTRONIC PARTICIPATION:**

Councillor M. Bentz  
Councillor S. Ch'ng  
Councillor C. Fraser  
Councillor T. Giertuga  
Councillor R. Johnson

**OFFICIALS:**

Ms. K. Power, City Clerk  
Mr. N. Gale, City Manager

**OFFICIALS - ELECTRONIC PARTICIPATION:**

Ms. L. Evans, General Manager – Corporate Services  
& Long Term Care  
Ms. K. Marshall, General Manager – Infrastructure &  
Operations  
Ms. K. Robertson, General Manager – Community  
Services  
Mr. M. Smith, General Manager – Development &  
Emergency Services  
Ms. D. Latta, Acting City Solicitor  
Ms. L. McEachern, Director – Planning Services  
Mr. J. DePeuter, Manager – Realty Services  
Ms. D. McCloskey, Supervisor – Planning Services  
Ms. J. Fazio, Planner II  
Ms. K. Piche, Committee Coordinator

***DISCLOSURES OF INTEREST***

***OPENING REMARKS***

Mayor B. Mauro provided opening remarks acknowledging the loss of former Prime Minister John Turner.

***CONFIRMATION OF AGENDA***

Confirmation of Agenda - September 21, 2020 - City Council (Public Meeting)

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

With respect to the September 21, 2020 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 – 951 Carrick St (Trevlind Investments Limited)**

Report No. R 109/2020 (Development & Emergency Services - Planning Services) presenting an application requesting a site-specific Zoning By-law amendment to rezone a portion of their lands to the “IN2” – Medium Industrial Zone from the “IN1” – Light Industrial Zone

The proposal is considered appropriate as it will eliminate a split-zoning situation on the property and will facilitate appropriate development for the Light Industrial designation. The Applicant’s request 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 supports the approval of the proposed amendments.

Memorandum from Ms. L. McEachern, Director – Planning Services Division, dated September 16, 2020 relative to Report No. R 109/2020 (Development & Emergency Services – Planning Services) Zoning By-law Amendment - 951 Carrick St (Trevlind Investments Limited) referencing correspondence received relative to the application, distributed separately on Thursday, September 17, 2020 to Members of Council and EMT only.

Ms. J. Fazio, Planner II - Planning Services provided a brief overview of the report and responded

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to questions from Members of Council.

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

Mr. P. Trevisanutto appeared before Council via MS Teams.

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

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

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

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

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

THAT a Public Meeting having been held with respect to the application by Trevlind Investments Limited., relative to: FIRSTLY: PCL 1051 SEC PAF; LT 2116-2120 PL M42 MCINTYRE; THUNDER BAY, SECONDLY: PCL 1389 SEC PAF; LT 2112-2115 PL M42 MCINTYRE; THUNDER BAY, THIRDLY: PCL 1124 SEC PAF; LT 2111 PL M42 MCINTYRE; THUNDER BAY, FOURTHLY: PCL 928 SEC PAF; LT 2110 PL M42 MCINTYRE; THUNDER BAY, FIFTHLY: PT 12TH AV PL M42 MCINTYRE CLOSED BY F129006 PT 1 55R-10923 EXCEPT PT 1 55R112041 AND PART 1 55R-12292; CITY OF THUNDER BAY, SIXTHLY: PT LANE PL M42 MCINTYRE CLOSED BY BYLAW F129006 ABUTTING LTS 2053-2065 & LTS 2110-2122 EXCEPT PT 4 55R10923; CITY OF THUNDER BAY, municipally known as 951 Carrick Street, we recommend that the Zoning By-law be amended as follows:

THAT a portion of the subject property be rezoned from “IN1” – Light Industrial Zone to the “IN2” – Medium Industrial Zone.

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

ALL as contained in Report No. 109/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

**Zoning By-law Amendment - 110 Redwood Avenue West (Blazin Group Ltd.)**

Report No. 112/2020 (Development & Emergency Services - Planning Services) presenting an application requesting a site-specific Zoning By-law amendment to expand the existing “mini-

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warehouse” into a second commercial unit of the shopping centre known as Northwood Park Plaza.

The requested Zoning By-law amendment would permit a use that is compatible with the surrounding area, is consistent with the Provincial Policy Statement, and conforms with the Official Plan. The proposal is consistent with and does not conflict with the Northern Growth Plan for Ontario. As such, Administration supports the proposed Zoning By-law amendment.

Memorandum from Ms. L. McEachern, Director – Planning Services Division, dated September 16, 2020 relative to Report No. R 112/2020 (Development & Emergency Services – Planning Services) Zoning By-law Amendment - 110 Redwood Avenue West (Blazin Group Ltd.) referencing correspondence received relative to the application, distributed separately on Thursday, September 17, 2020 to Members of Council and EMT only.

Ms. J. Fazio, Planner II, Planning Services provided a brief overview of the report and responded to questions from Members of Council.

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

Mr. S. Klein appeared before Council via MS Teams.

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

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

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

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

MOVED BY: Councillor Shelby Ch'ng  
SECONDED BY: Councillor Rebecca Johnson

THAT a Public Meeting having been held with respect to the application by the Blazin Group Ltd., relative to PCL 4556 SEC CFWF; PT LT 1 PL WM119 NEEBING; PT LT 2 PL WM119 NEEBING PT 3, 4 FWR442; S/T LEW52740; S/T LEW49346, LT94796, LT94797; THUNDER BAY, municipally known as 110 Redwood Avenue West, we recommend that Paragraph “165” of Schedule “B” to By-law 100-2010 (The Zoning By-law) be amended as follows:

That Exhibit One to By-law BL 50/2019 be deleted in its entirety and replaced with Exhibit One attached to By-law 101/2020.

That Subparagraph “165 (1) b) of By-law BL 50/2019 be deleted in its entirety and replaced with the following text:

“b) Permitted USES

In addition to the USES permitted in Section 20.1 of this BY-LAW, a MINI-WAREHOUSE, as

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defined in Subparagraph “165 (1) a), is a permitted USE within the MAIN BUILDING existing on the affected land on the 21st day of September 2020 within the boundary shown as "Property Location" on Exhibit One.”

That Subparagraph “165 (1) c) of By-law BL 50/2019 be deleted in its entirety and replaced with the following text:

“c) Maximum GROSS FLOOR AREA

In the case of a MINI-WAREHOUSE within the MAIN BUILDING existing on the affected land on the 21st day of September, 2020, the maximum GROSS FLOOR AREA of a storage unit within a MINI-WAREHOUSE is 25 square metres.”

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

ALL as contained in Report No. R 112/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

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

#### **BL 100/2020 - Zoning By-law Amendment – 951 Carrick Street**

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (951 Carrick Street)

#### **BL 101/2020 - Zoning By-law Amendment - 110 Redwood Avenue West**

A By-law to amend By-law 50/2019 which amends By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (110 Redwood Avenue West)

### **By-law Resolution**

By-law Resolution - September 21, 2020

MOVED BY: Councillor Aldo Ruberto

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

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of Thunder Bay (951 Carrick Street)

By-law Number: BL 100/2020

2. A By-law to amend By-law 50/2019 which amends By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (110 Redwood Avenue West)

By-law Number: BL 101/2020

CARRIED

***ADJOURNMENT***

The meeting adjourned at 6:57 p.m.

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Mayor

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City Clerk