



MEETING: City Council (Public Meeting)

DATE: Monday, March 21, 2022

Reference No. 4/53

OPEN SESSION in the S.H. Blake Memorial Auditorium at 6:34 p.m.

City Council (Public Meeting)

Chair: Mayor Bill Mauro

PRESENT:

Mayor Bill Mauro
Councillor Albert Aiello
Councillor Shelby Ch'ng
Councillor Andrew Foulds
Councillor Brian Hamilton
Councillor Kristen Oliver
Councillor Aldo Ruberto
Councillor Peng You

OFFICIALS:

Dana Earle, Deputy City Clerk
Norm Gale, City Manager
Karen Lewis, General Manager – Development & Emergency Services
Leslie McEachern, Director – Planning Services
Jamie Kirychuk, Planner II
Katie Piché, Council & Committee Clerk

ELECTRONIC PARTICIPATION:

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

OFFICIALS - ELECTRONIC PARTICIPATION:

Patty Robinet, City Solicitor
Linda Evans, General Manager – Corporate Services & Long Term Care & City Treasurer
Kerri Marshall, General Manager – Infrastructure & Operations
Kelly Robertson, General Manager – Community Services
Karie Ortgiese, Director – Human Resources & Corporate Safety
Aaron Ward, Project Engineer

DISCLOSURES OF INTEREST

CONFIRMATION OF AGENDA

Confirmation of Agenda - March 21, 2022- City Council (Public Meeting)

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

WITH RESPECT to the March 21, 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)

Plan of Subdivision & Zoning Amendment - 1811 Mountain Road

Report R 38/2022 (Development & Emergency Services - Planning Services presenting an application from Shore Bay Estates Limited seeking approval of a Plan of Subdivision and a Zoning By-law Amendment at 1811 Mountain Road being Part of Lots 17 and 18, Concession 3 SKR. The subject lands are approximately 54.40 hectares in size and located southeast of Highway 61 and north of Mountain Road. The plan is comprised of sixty-nine lots for single detached dwellings, two stormwater blocks, two walkway blocks, new streets, and four open space blocks.

Administration supports the approval of the proposed plan of subdivision and zoning amendment.

Memorandum from Planner II Jamie Kirychuk, dated March 17, 2022 relative to R 38/2022 Application for Zoning By-law Amendment and Draft Plan of Subdivision – 1811 Mountain Road was distributed separately to Members of Council and City Manager only on Thursday, March 17, 2022.

Memorandum from Planner II Jamie Kirychuk, dated March 21, 2022 relative to Revision to Attachment E, contained in Report R 38/2022 Application for Zoning By-law Amendment and Draft Plan of Subdivision – 1811 Mountain Road was distributed separately on Monday, March 21, 2022.

Planner II Jamie Kirychuk appeared before Council, provided a PowerPoint presentation and responded to questions.

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

Stefan Huzan - Northern Planning appeared before Council 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.

MOVED BY: Councillor Albert Aiello

SECONDED BY: Councillor Peng You

THAT a Public Meeting having been held with respect to the application by SHORE BAY ESTATES LIMITED relative to PART OF LOTS 17 & 18 CONCESSION 3, S.K.R.; GEOGRAPHIC TOWNSHIP OF NEEBING; CITY OF THUNDER BAY; DISTRICT OF THUNDER BAY, municipally known as 1811 Mountain Road, we recommend that the Zoning By-law be amended as follows:

1. That the portion of the lands shown as “PROPERTY LOCATION ONE”, be rezoned from the “R5” – Residential Future Zone to “R1” – Residential One Zone.
2. That the portion of the lands shown as “PROPERTY LOCATION TWO”, be rezoned from the “R5” – Residential Future Zone to “R1-H” – Residential One Zone – Holding.
3. That the “H” symbol be removed from the lands when the Owner demonstrates that these lots can be developed without the use of tertiary treatment systems for the individual septic systems, to the satisfaction of the City’s Engineering & Operations Division and the Thunder Bay District Health Unit.
4. That any temporary turning circle blocks be deemed to form part of the abutting lot for the purpose of calculating area, frontage, depth, coverage, and yard setbacks;
5. That the Minimum REQUIRED LOT FRONTAGE is 30.0 metres in the “R1” Zone.
6. That the Minimum REQUIRED LOT AREA is 2,100.0 square metres in the “R1” Zone.

AND THAT the necessary By-laws are presented to City Council for ratification.

ALL as contained in Report R 38/2022 (Planning Services), as submitted by the Development & Emergency Services Department.

CARRIED

ADJOURNMENT

The meeting adjourned at 7:29 p.m.

Mayor

Deputy City Clerk