



MEETING: City Council (Public Meeting)

DATE: Tuesday, March 22, 2022

Reference No. 6/53

OPEN SESSION in the S.H. Blake Memorial Auditorium at 6:33 p.m.

Special City Council (Public Meeting)

Chair: Mayor Bill Mauro

PRESENT:

Mayor Bill Mauro
Councillor Andrew Foulds
Councillor Cody Fraser
Councillor Peng You

ELECTRONIC PARTICIPATION:

Councillor Albert Aiello
Councillor Mark Bentz
Councillor Shelby Ch'ng
Councillor Trevor Giertuga
Councillor Rebecca Johnson
Councillor Brian McKinnon
Councillor Kristen Oliver
Councillor Aldo Ruberto

OFFICIALS:

Krista Power, City Clerk
Karen Lewis, Acting City Manager
Leslie McEachern, Director – Planning Services
Devon McCloskey, Supervisor – Planning
Decio Lopes, Senior Planner
Jamie Kirychuk, Planner II
Katie Piché, Council & Committee Clerk

OFFICIALS - ELECTRONIC PARTICIPATION:

Linda Evans, General Manager – Corporate Services
& Long Term Care & City Treasurer
Kerri Marshall, General Manager – Infrastructure &
Operations
Kelly Robertson, General Manager – Community
Services
Penny Kok, Director – Building Services
Jillian Fazio, Planner II

DISCLOSURES OF INTEREST

CONFIRMATION OF AGENDA

Confirmation of Agenda - March 22, 2022- Special City Council (Public Meeting)

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

WITH RESPECT to the March 22, 2022 Special 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)

New Zoning By-law and Official Plan Amendments

Report R 43/2022 (Development & Emergency Services - Planning Services) presenting the second draft of the new Zoning By-law and provides an overview of the key changes made to the first draft since it was released in November, 2021. Also presented, is an Official Plan Amendment that will update policies that address additional residential units, commercial development, and the separation of sensitive uses from industrial uses.

Memorandum from Director – Planning Services Leslie McEachern, dated March 17, 2022 relative to R 43/2022 New Zoning Bylaw and Official Plan Amendments referencing correspondence received relative to the application, was distributed separately to Members of Council and City Manager only on Thursday, March 17, 2022.

Memorandum from Director – Planning Services Leslie McEachern, dated March 17, 2022 relative to New Zoning Bylaw and Official Plan Amendments was distributed separately on Thursday, March 17, 2022.

Memorandum from Director – Planning Services Leslie McEachern, dated March 17, 2022 relative to correspondence received - R 43/2022 New Zoning Bylaw and Official Plan Amendments referencing correspondence received relative to the application, was distributed separately to Members of Council and City Manager only on Thursday, March 17, 2022.

Memorandum from Director – Planning Services Leslie McEachern, dated March 22, 2022 relative to correspondence received - R 43/2022 New Zoning Bylaw and Official Plan Amendments referencing correspondence received relative to the application, was distributed separately to Members of Council and City Manager only Tuesday, March 22, 2022.

Memorandum from Director – Planning Services Leslie McEachern, dated March 22, 2022 relative to revisions to the Official Plan Amendments recommendation was distributed separately on Tuesday, March 22, 2022.

Director – Planning Services Leslie McEachern provided a PowerPoint presentation relative to the above noted and responded to questions.

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

President - Chamber of Commerce Charla Robinson appeared before Council via MS Teams.

Rene Larson - Larson Lawyers appeared before Council via MS Teams.

Dr. Peter Hryniuk appeared before Council and responded to questions.

Dr. Richard Togman appeared before Council and responded to questions.

Dr. John Hodson and David Cavner appeared before Council and responded to questions.

Executive Director - EcoSuperior Sue Hamel appeared before Council and responded to questions.

Recommendation 1 - New Zoning By-law

MOVED BY: Councillor Rebecca Johnson

SECONDED BY: Councillor Shelby Ch'ng

WITH RESPECT to Report 43/2022 and that a Public Meeting having been held to consider a new comprehensive Zoning By-law for the City of Thunder Bay we authorize the approval of the proposed Comprehensive Zoning By-law and associated schedules as presented in this report; Subject to the following condition:

That prior to the passing of the By-law, Official Plan Amendment No. 6 is approved; .

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 approval will require reconsideration;

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

ALL as contained in Report R 43/2022 (Planning Services), as submitted by the Development and Emergency Services Department.

CARRIED

Resolution 2 - Official Plan Amendments

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

WITH RESPECT to Report 43/2022 and that a Public Meeting having been held with respect to a general amendment to the Official Plan relative to the Separation of Uses policies, the Railway Facilities policies, the Second Units policies, and the Commercial policies, we recommend:

That the proposed Official Plan Amendment to

1. Revise the "Separation of Uses" subsection of the Noise, Vibration and Emissions section;
2. Replace the existing "Second Units" policy section with a new "Additional Residential Units" policy section;
3. Replace the existing "Commercial" policy section with a new "Commercial" policy section; and
4. Revise the "Railway Facilities" subsection of the Airport Harbour and Railways Facilities section be approved.

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

ALL as contained in the Report R 43/2022 (Planning Services) as submitted by the Development and Emergency Services Department, and the Memorandum dated March 22, 2022 from Director McEachern.

CARRIED

BY-LAWS

BL 35/2022 - Official Plan Amendment - General updates

A By-law to adopt Amendment No. 6 to the City of Thunder Bay Official Plan.

By-law Resolution

By-law Resolution - March 22, 2022 - Special City Council (Public Meeting)

MOVED BY: Councillor Cody Fraser
SECONDED BY: Councillor Peng You

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 adopt Amendment No. 6 to the City of Thunder Bay Official Plan.

By-law Number: BL 35/2022

CARRIED

ADJOURNMENT

The meeting adjourned at 9:20 p.m.

Mayor

City Clerk