

**Minutes of the Regular Meeting
of City Council
Held Monday, September 22, 2014**

Present:

Mayor McDonald, Councillors Vrebosch, Koziol, Maroosis, Vaillancourt, Campbell, Bain, Mayne, King, Anthony, Mendicino

Public Presentations:

John Wallace	re	Development Charges
Penelope Wallace	re	750 Scollard Street
Celia Teale and Rick Miller	re	750 Scollard Street
Gail Savard	re	Pot Holes
Ernie Marasco	re	750 Scollard Street

Councillor Koziol declared a conflict of interest with the 750 Scollard Street presentations as her mother-in-law lives across from the development.

Correspondence:

Reports from Officers:

Conrad, C.	re	2015 Council and Standing Committees Meeting Schedule	(436)
Janisse, L.	re	Benefits Renewal	(437)
Leckie, P.	re	North Bay Parry Sound District Health Unit Offer to Purchase	(448)
Severino, J.	re	Funding National Energy Board Participation	(438)

Res. #2014-430: Moved by Councillor Maroosis, seconded by Councillor King
That minutes for the public meetings held on:

- Monday, September 8, 2014
- Monday, September 15, 2014

be adopted as presented.

"Carried"

Res. #2014-431: Moved by Councillor Vrebosch, seconded by Councillor Koziol
That General Government Committee Report No. 2014-11 relating to:

- Development Charges Background Study/Development Charges

be adopted as presented.

Record of Vote (*Upon request from Councillor Mendicino*)

Yeas: Councillors Mendicino, Campbell, Mayne, Maroosis, Vrebosch, Vaillancourt, Bain, Anthony, Koziol, King, Mayor McDonald

Nays: Nil

"Carried"

General Government Committee Report No. 2014-11

September 22, 2014

To The Council
Of The Corporation
Of The City Of North Bay

Your Worship and Councillors:

The General Government Committee presents Report No. 2014-11 and recommends:

1. "That
 - 1) the Development Charges Background Study completed by Hemson Consulting Ltd. dated August 6, 2014 be accepted;
 - 2) the development charge by-law shall include a clause that will allow Council to review the development charges imposed pursuant to the by-law prior to December 1, 2017 to determine if the phase-in schedule identified in Schedule "B" of the by-law will continue to remain in effect;
 - 3) the development charge rates for detached and semi-detached units equal to or greater than 1,500 square feet be held at the current rate of \$9,814 per unit for the first three years of the by-law then phase-in up to the maximum calculated rate of \$13,732 over the remaining two years of the by-law and the development charge by-law shall include a clause that will allow Council to review the development charges imposed pursuant to the by-law prior to December 1, 2017 to determine if the phase-in schedule identified in Schedule "B" of the by-law will continue to remain in effect;
 - 4) a new category of development charge rates be established for detached and semi-detached units greater than 1,200 square feet but less than 1,500 square feet and that development charges for these units be at a rate that is 40% lower than the development charge rate in effect for detached and semi-detached units equal to or greater than 1,500 square feet;
 - 5) the definition of the entry level dwelling be changed from "1,050 square feet or less" to "1,200 square feet or less" and that the entry level dwellings be exempt from development charges;
 - 6) the development charge rates for multiples be 40% lower than the current rate of \$8,064 per unit for the first three years of the by-law then phase-in up to the maximum calculated rate of \$11,702 over the remaining two years of the by-law and the development charge by-law shall include a clause that will allow Council to review the development charges imposed pursuant to the by-law prior to December 1, 2017 to determine if the phase-in schedule identified in Schedule "B" of the by-law will continue to remain in effect;
 - 7) the development charge rates for apartments be 40% lower than the current rate of \$4,661 per unit for the first three years of the by-law then phase-in up to the maximum calculated rate of \$7,881 over the remaining two years of the by-law and the development charge by-law shall include a clause that will allow Council to review the development charges imposed pursuant to the by-law prior to December 1, 2017 to determine if the phase-in schedule identified in Schedule "B" of the by-law will continue to remain in effect;
 - 8) the development or redevelopment of lands located within the boundary of the Downtown Improvement Area, as defined by By-Law 144-77, be exempt from development charges;

- 9) the development charge rates for lands within the Rural area exclude the water and sanitary sewer services component of the rate in effect for detached and semi-detached units;
- 10) the maximum calculated non-residential rate of \$6.77 per square foot be phased-in over the five year period;
- 11) the development charge rates be adjusted annually on January 1 each year, without amendment to the by-law, in accordance with the most recent twelve month change in Statistics Canada Quarterly "Construction Price Statistics" provided that the change exceeds one per cent;
- 12) the by-law include a clause to provide the City with the ability to enter into an agreement with a person required to pay development charges to defer all or part of the fees to be paid later than at the time the building permit is issued; and
- 13) the Development Charges By-Law be presented to Council for three (3) readings."

All of which is respectfully submitted.

Assents

- Vrebosch
- Koziol
- Maroosis
- Vaillancourt
- Mayor McDonald

Dissents

Res. #2014-432: Moved by Councillor Mendicino, seconded by Councillor Anthony That Community Services Committee Report No. 2014-19 relating to:

- Rezoning application by Miller & Urso Surveying Inc. on behalf of 2043327 Ontario Ltd. – Mowat Crescent

be adopted as presented.

"Carried"

Community Services Committee Report No. 2014-19

September 22, 2014

To The Council
Of The Corporation
Of The City Of North Bay

Your Worship and Councillors:

The Community Services Committee presents Report No. 2014-19 and recommends:

- 1. "That 1) the proposed Zoning By-Law Amendment by Miller & Urso Surveying Inc. on behalf of 2043327 Ontario Ltd., Mowat Crescent in the City of North Bay to rezone the properties legally described as Parcel 2447 Widdifield and Ferris, E ½ of Lot 119, Plan M-203, West Ferris, being Parts 4 and 5 on Plan 36R-12050, PIN No. 49175-0318, Parcel 19172 Widdifield and Ferris, Lots 120 and 121, Plan M-203, West Ferris, PIN No. 49175-0406 and Part of Lots 118 and 119, Plan M-203, West Ferris, being Part 3 on Plan 36R-12050, PIN No. 49175-0413, City of North Bay, District of Nipissing from a "Tourist Commercial (C7)" zone to a "Residential Fifth Density (R5)" zone be approved; and

- 2) the subject properties be placed under Site Plan Control pursuant to Section 41 of the *Planning Act*, R.S.O., 1990 as amended.

All of which is respectfully submitted.

<u>Assents</u>	<u>Dissents</u>
Mendicino	
Anthony	
King	
Mayor McDonald	

Res. #2014-433: Moved by Councillor Mendicino, seconded by Councillor Anthony That Community Services Committee Report No. 2014-20 relating to:

- Official Plan Amendment and Rezoning applications by P.A. Blackburn Ltd. on behalf of Pea Air Ware Inc., Joanne Penney, Larry and Deborah Painter and William and Barbara Kirton – 400, 500, 516 and 540 Carmichael Drive and one unaddressed lot on Carmichael Drive

be adopted as presented.

“Carried”

Community Services Committee Report No. 2014-20

September 22, 2014

To The Council
Of The Corporation
Of The City Of North Bay

Your Worship and Councillors:

The Community Services Committee presents Report No. 2014-20 and recommends:

1. “That 1) the proposed Official Plan Amendment by P. A. Blackburn Ltd. on behalf of Pea Air Ware Inc., Joanne Penney, Larry and Deborah Painter and William and Barbara Kirton for the lands locally known as 400, 500, 516 and 540 Carmichael Drive and one unaddressed lot on Carmichael Drive in the City of North Bay to redesignate the subject lands from “General Industry” to “Residential” and “Restricted Residential” designations be approved; and
- 2) the proposed Zoning By-Law Amendment by P. A. Blackburn Ltd. on behalf of Pea Air Ware Inc., Joanne Penney, Larry and Deborah Painter and William and Barbara Kirton for the lands locally known as 400, 500, 516 and 540 Carmichael Drive and one unaddressed lot on Carmichael Drive in the City of North Bay to rezone the subject lands from a “Restricted Industrial (M5)” zone and an “Industrial Holding (MH)” zone to a “Residential First Density (R1)” zone be approved.”

All of which is respectfully submitted.

<u>Assents</u>	<u>Dissents</u>
Mendicino	
Anthony	
King	
Mayor McDonald	

Res. #2014-434: Moved by Councillor Mendicino, seconded by Councillor Anthony
That Community Services Committee Report No. 2014-21 relating to:

- Rezoning application by Weston Consulting Group on behalf of Herbertco Projects Ltd. – 425 Fisher Street

be adopted as presented.

“Carried”

Community Services Committee Report No. 2014-21

September 22, 2014

To The Council
Of The Corporation
Of The City Of North Bay

Your Worship and Councillors:

The Community Services Committee presents Report No. 2014-21 and recommends:

1. “That 1) the proposed Zoning By-Law Amendment by Weston Consulting Group on behalf of Herbertco Projects Ltd., 425 Fisher Street in the City of North Bay to rezone the property legally described as Part of Lots 194 and 195, Registered Plan No. 10, City of North Bay, District of Nipissing from a “Highway Commercial (C6)” zone and “Residential Multiple First Density (RM1)” zone to a “General Commercial Outer Core Special (C2 Sp.)” zone be approved; and
- 2) the subject property be placed under Site Plan Control pursuant to Section 41 of the *Planning Act*, R.S.O., 1990 as amended.”

All of which is respectfully submitted.

<u>Assents</u>	<u>Dissents</u>
Mendicino	
Anthony	
King	
Mayor McDonald	

Res. #2014-435: Moved by Councillor Mendicino, seconded by Councillor Anthony
That Community Services Committee Report No. 2014-22 relating to:

- Ontario Municipal Board Decision – 750 Scollard Street

be adopted as presented.

Councillor Koziol declared a conflict of interest as her mother-in-law lives across from the development.

Record of Vote (*Upon request from Councillor Mendicino*)

Yeas: Councillors Mendicino, Vrebosch, Vaillancourt, Bain, Anthony, Mayne, Mayor McDonald

Nays: Councillors King, Maroosis, Campbell

“Carried”

Community Services Committee Report No. 2014-22

September 22, 2014

To The Council
Of The Corporation
Of The City Of North Bay

Your Worship and Councillors:

The Community Services Committee presents Report No. 2014-21 and recommends:

1. "That
 - 1) By-Law No. 2013-155 be amended by By-Law No. 2014-107 to reflect the Decision of the Ontario Municipal Board (PL131073, Decision #20140030) for 750 Scollard Street, dated May 30, 2014;
 - 2) the conditions of Draft Approval attached as Appendix "A" to Report to Council CSBU 2014-45 be the conditions of Draft Approval for the Plan of Subdivision and Plan of Condominium for 750 Scollard Street which are reflective of the Decision of the Ontario Municipal Board (PL131073, Decision #20140030);
 - 3) By-Law No. 2014-107 be brought forward for three (3) readings at the next Regular Meeting of Council; and
 - 4) the single detached and semi-detached dwellings not be subject to Site Plan Control."

All of which is respectfully submitted.

<u>Assents</u>	<u>Dissents</u>
Mendicino Anthony	King
Mayor McDonald	

Res. #2014-436: Moved by Councillor Vrebosch, seconded by Councillor Koziol That City Council adopt the "2015 Council and Standing Committees Meeting Schedule" attached to Report to Council No. CORP 2014-99, dated September 9, 2014, subject to ratification by the new City Council in December 2014.

"Carried"

Res. #2014-437: Moved by Councillor Vrebosch, seconded by Councillor Koziol That Council: 1) approve the renewal of the Employee ASO Benefits Program with Manulife Financial effective October 1, 2014 and the transfer of coverage for the Employee Pooled Benefits Program to Manulife Financial effective December 1, 2014 with an overall annual decrease of 7.1% or \$191,763,00; and

- 2) further approve the 2014 ASO Refund in the amount of \$41,392.00 be obtained from Manulife Financial to be received in general revenues to offset the projected year end deficit and further, should no deficit transpire, the refund be held in the Tax Rate Stabilization Reserve 99529.

"Carried"

Res. #2014-438(a): Moved by Councillor Vrebosch, seconded by Councillor Maroosis
 That Council: 1) authorize the expenditure of up to \$250,000.00 for the funding of the City of North Bay’s preparation to apply and participate in the National Energy Board’s Hearings for the Energy East Pipeline Project. Expenditures in 2014 will come from the completed Capital Projects Reserve 99537R and expenditures to be incurred in 2015 will be considered during the 2015 Operating Budget process; and

2) direct staff to work with the North Bay-Mattawa Conservation Authority to select legal and technical expertise required to prepare the application.

Councillor Koziol declared a conflict of interest as her family owns property that TransCanada pipeline is on.

Record of Vote (*Upon request from Councillor Bain*)

Yeas: Councillors Bain, Mayne, Vrebosch, Anthony, Campbell, Mendicino, Vaillancourt, King, Maroosis, Mayor McDonald

Nays: Nil

“Carried As Amended”

Res. #2014-438(b): Moved by Councillor Mendicino, seconded by Councillor Vrebosch
 That the motion be amended by adding the following:
 (c) direct staff to investigate all available funding sources.

Councillor Koziol declared a conflict of interest as her family owns property that TransCanada pipeline is on.

Yeas: Councillors Bain, Mayne, Vrebosch, Anthony, Campbell, Mendicino, Vaillancourt, King, Maroosis, Mayor McDonald

Nays: Nil

“Carried”

Res. #2014-439: Moved by Councillor Vrebosch, seconded by Councillor Koziol
 That the following by-law be read a first and second time:

By-Law No. 2014-119 to confirm proceedings of the Meeting of Council on September 8, 2014.

“Carried”

Res. #2014-440: Moved by Councillor Vrebosch, seconded by Councillor Koziol
 That the following by-law be read a third time and passed:

By-Law No. 2014-119 to confirm proceedings of the Meeting of Council on September 8, 2014.

“Carried”

Res. #2014-441: Moved by Councillor Mendicino, seconded by Councillor Anthony
 That the following by-laws be read a first and second time:

By-Law No. 2014-87 to rezone certain lands on Mowat Crescent (2043327 Ontario Ltd. – Mowat Crescent).

By-Law No. 2014-93 to adopt Official Plan Amendment No. 5 (Pea Air Ware Inc., Joanne Penney, Larry and Deborah Painter and William and Barbara Kirton – Carmichael Drive).

By-Law No. 2014-94 to rezone certain lands on Carmichael Drive (Pea Air Ware Inc., Joanne Penney, Larry and Deborah Painter and William and Barbara Kirton – Carmichael Drive).

By-Law No. 2014-96 to rezone certain lands on Fisher Street (Herbertco Projects Ltd. – 425 Fisher Street).

“Carried”

Res. #2014-442: Moved by Councillor Mendicino, seconded by Councillor Anthony That the following by-laws be read a first and second time:

By-Law No. 2014-88 to designate a Site Plan Control area on certain lands on Mowat Crescent (2043327 Ontario Ltd. – Mowat Crescent).

By-Law No. 2014-97 to designate a Site Plan Control area on certain lands on Fisher Street (Herbertco Projects Ltd. – 425 Fisher Street).

By-Law No. 2014-120 to authorize the execution on an agreement with BK Corporate Marketing Services a division of the Sudbury Wolves Hockey Club Ltd. relating to Transit Advertising Services.

“Carried”

Res. #2014-443: Moved by Councillor Mendicino, seconded by Councillor Anthony That the following by-laws be read a third time and passed:

By-Law No. 2014-88 to designate a Site Plan Control area on certain lands on Mowat Crescent (2043327 Ontario Ltd. – Mowat Crescent).

By-Law No. 2014-97 to designate a Site Plan Control area on certain lands on Fisher Street (Herbertco Projects Ltd. – 425 Fisher Street).

By-Law No. 2014-120 to authorize the execution on an agreement with BK Corporate Marketing Services a division of the Sudbury Wolves Hockey Club Ltd. relating to Transit Advertising Services.

“Carried”

Res. #2014-444: Moved by Councillor Mendicino, seconded by Councillor Anthony That the following by-law be read a first and second time:

By-Law No. 2014-107 to rezone certain lands on Scollard Street (1866409 Ontario Limited – 750 Scollard Street).

Councillor Koziol declared a conflict of interest as her mother-in-law lives across from the development.

“Carried”

Res. #2014-445: Moved by Councillor Mendicino, seconded by Councillor Anthony
That the following by-law be read a third time and passed:

By-Law No. 2014-107 to rezone certain lands on Scollard Street
(1866409 Ontario Limited – 750 Scollard Street).

Councillor Koziol declared a conflict of interest as her mother-in-law lives across from the development.

“Carried”

Res. #2014-446: Moved by Councillor Vrebosch, seconded by Councillor Koziol
That Council adjourn in-camera pursuant to section 239. (2) of the
Municipal Act, 2001, as amended, at 9:49 p.m. for the following
reasons: Items 4 and 5 being the potential disposition of lands by the
municipality.

“Carried”

Res. #2014-447: Moved by Councillor Vrebosch, seconded by Councillor Koziol
That Council reconvene at 10:06 p.m.

“Carried”

Res. #2014-448: Moved by Councillor Vrebosch, seconded by Councillor Koziol
That Council

- 1) authorize the sale of Part of Lot 21, Concession D, Part 2, Plan 36R11988 (approximately .64 acres) as more particularly identified in the offer to purchase attached to Report CORP 2014-101 dated September 10, 2014 for a purchase price of \$150,000.00;
- 2) declare those Lands identified in Report CORP 2014-101 dated September 10, 2014 to be surplus;
- 3) authorize the Mayor, City Clerk and City Solicitor to execute the Agreements of Purchase and Sale and all appropriate sale documents; and
- 4) authorize the funds from the net proceeds of sale to be deposited into the Land Sale Reserve Account 99535R.

“Carried”

Res. #2014-449: Moved by Councillor Campbell, seconded by Councillor Bain
That this Regular Meeting of Council do now adjourn at 10:08 p.m.

“Carried”

Closed Meeting Conflict Of Interest

Regular Agenda Item #4 – Councillor Maroosis declared a conflict of interest and left the closed meeting for the discussion of this item as his spouse does business with the proponent.