City Council Meeting
Agenda

Tuesday, November 4, 2025, 6:30 p.m.

S.H. Blake Memorial Auditorium

Pages

1. City Council

Speaker: Councillor Andrew Foulds

2. Opening Ceremonies

2.1 Land Acknowledgement

A Member of Council to provide a Land Acknowledgement.

2.2 Moment of Silent Reflection

2.3 National Anthem

National Anthem to be performed.

3. Disclosures of Interest

4. Confirmation of Agenda

WITH RESPECT to the Tuesday, November 4, 2025 City Council meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

5. Public Meeting (As per the Planning Act)

5.1 Public Meeting Procedures

5.2 Official Plan and Zoning By-law Amendments - 869 Golf Links Road 10 - 18

Report 332-2025-Growth-Development Services-Planning Services recommending amendments for lands municipally known as 869 Golf Links Road.

WITH RESPECT to Report 332-2025-Growth-Development Services-Planning Services, we recommend that for the subject lands being Part of the NW Quarter and Part of the SW Quarter of Section 54 described as part of Part 5 of PAR103, Parts 5, 6, and 7 of RP 55R-10380, Part 6 on RP 55R-12453, and Parts 1, 2, and 3 on RP 55R-15020, municipally referred to as 869 Golf Links Road, all shown as “Property Location” on Attachment A, the Official Plan and Zoning By-law be amended as follows:

1. That the Official Plan be amended to redesignate the lands from Industrial (Business Area) and Natural Heritage System (Evaluated Wetland and Natural Corridor) to Commercial – Community Commercial as shown on Attachment A;
2. Rezone the subject lands by removing them from the “BU” – Business Zone and “BU^{SP91}” – Business Zone (Site-Specific Provision 91) with Environmental Overlay and instead rezone to the “CC^{SP91}” – Community Commercial Zone (Site Specific Provision 91);
3. Amend Site Specific Provision 91 of Schedule “C” of the Zoning By-law to the following:

   <u>“SP91: Site-specific provision 91</u>

   The following provisions apply to lands zoned CC^{SP91} as shown on Map 7L and 8L of Schedule “A”:

   a. The definition of lot means the entirety of the lands zoned CC^{SP91}, despite potential multiple ownerships;

   b. Despite Tables 5.2 and 5.3, the following shall apply:

      • Minimum front setback – 3.0 m

      • Minimum rear setback – 3.0 m

      • Maximum building height – 23.0 m

      • Maximum driveway width – 13.0 m

      • Minimum landscaped area – 13% of lot area, including a 3.0 m strip along street frontages

1. Holding Provision 18 of Schedule “C” of the Zoning By-law be amended to apply to Map 8L of Schedule “A”:

Subject to the following conditions:

1. That the corresponding Official Plan Amendment is approved by City Council; and
2. That the lands be designated Site Plan Control prior to the passing of the amending by-law.

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

6. Consent Agenda and Consent Agenda Resolution

6.1 Minutes of Previous City Council Meetings

The Minutes of the following Meetings of the Thunder Bay City Council, to be confirmed:

1. The Thunder Bay City Council held on October 21, 2025. **(Distributed separately)**

6.2 Minutes of Previous Committee of the Whole - Closed Session Meeting

The Minutes of the following Meeting of Committee of the Whole, to be confirmed:

1. The Committee of the Whole - Closed Session Meeting held on October 21, 2025. **(Distributed separately)**

6.3 Growth Standing Committee Minutes

The Minutes for the Growth Standing Committee held on Tuesday, October 28, 2025, for information. **(Distributed separately).**

6.4 Intergovernmental Affairs Committee Minutes

The Minutes of meeting 07-2025 of the Intergovernmental Affairs Committee held on September 10, 2025, for information.

6.5 Mayor's Taskforce on Building More Homes Advisory Committee Minutes

The Minutes of meeting 07-2025 of the Mayor's Task Force Advisory Committee held on September 17, 2025, for information.

6.6 Thunder Bay District Health Unit Board of Health Minutes

Minutes of the Thunder Bay District Health Unit Board of Health meeting held on Wednesday, September 17, 2025, for information.

6.7 Committee of Adjustment Minutes

The Minutes of meetings 02-2025, 03-2025, and 04-2025 of the Committee of Adjustment held on February 27, 2025, March 27, 2025, and April 24, 2025, respectively, for information.

6.8 The District of Thunder Bay Social Services Administration Board Minutes

Minutes of meetings 13-2025 (Regular Session) and 14-2025 (Closed Session) of The District of Thunder Bay Social Services Administrative

Board held on September 18, 2025, for information.

6.9 Thunder Bay Community Auditorium Capital Reserve Fund Request 69 - 71

Report 335-2025-Corporate Services-Finance, recommending that $119,627 be reimbursed to the Thunder Bay Community Auditorium Inc. for eligible capital repair costs, to be funded from the Thunder Bay Community Auditorium Capital Reserve Fund.

6.10 Application to NOHFC for Terry Fox Visitor's Centre Improvements 72 - 77

Report 325-2025-Infrastructure & Operations-Engineering recommending that Administration submit a Stage 2 application for funding to the Northern Ontario Heritage Fund Community Enhancement Program for Terry Fox Visitor Centre Improvements.

6.11 Consent Agenda Resolution

WITH RESPECT to the Consent Agenda for the November 4, 2025 City Council meeting, we recommend that the following items be confirmed:

- Minutes of Previous City Council Meetings
- Minutes of Previous Committee of the Whole - Closed Session Meeting
- Growth Standing Committee Minutes
- Intergovernmental Affairs Committee Minutes
- Mayor's Taskforce on Building More Homes Advisory Committee Minutes
- Thunder Bay District Health Unit Board of Health Minutes
- Committee of Adjustment Minutes
- The District of Thunder Bay Social Services Administration Board Minutes
- Thunder Bay Community Auditorium Capital Reserve Fund Request
- Application to NOHFC for Terry Fox Visitor's Centre Improvements

7. Items Arising from Closed Session

8. Petitions and Communications

78 - 79

8.1 Advocacy - Rural Community Immigration Pilot

Memorandum from Intergovernmental Affairs Committee Chair Councillor Kirsten Oliver dated October 21, 2025 recommending that City Council call on the Federal Government to:

- Provide sufficient and sustained immigration allocations under the Rural Community Immigration Pilot to match local labour force needs in the City of Thunder Bay;
- Reconsider international student caps for rural and northern post-secondary institutions which serve as important pipelines for future skilled workers in rural and northern communities; and
- Invest in long-term settlement and retention supports, recognizing the essential role of municipalities and community organizations in helping newcomers successfully integrate and remain in northern regions.

WITH RESPECT to the Memorandum from Councillor Kristen Oliver, Chair – Inter-Governmental Affairs Committee, dated October 21, 2025, we recommend that City Council calls on the Federal Government to:

- Provide sufficient and sustained immigration allocations under the Rural Community Immigration Pilot to match local labour force needs in the City of Thunder Bay;
- Reconsider international student caps for rural and northern post-secondary institutions which serve as important pipelines for future skilled workers in rural and northern communities;
- Invest in long-term settlement and retention supports, recognizing the essential role of municipalities and community organizations in helping newcomers successfully integrate and remain in northern regions;

AND THAT a copy of this resolution be provided to The Honourable Lena Metlege Diab, Minister of Immigration, Refugees & Citizenship; The Honourable Patty Hajdu, MP Thunder Bay - Superior North, and Marcus Powlowski, MP Thunder Bay-Rainy River;

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

9. Reports of Administration

9.1 Art Gallery – Additional Contribution
80 - 92

Report 334-2025-Corporate Services-Finance recommending that an additional $2.5 million be allocated to the Thunder Bay Art Gallery for the capital costs associated with construction of the new Art Gallery facility in two phases of $1.25 million each, corresponding to the partial and full opening of the facility.

WITH RESPECT to Report 334-2025-Corporate Services-Finance, we recommend that an additional $2.5 million be allocated to the Thunder Bay Art Gallery for the capital costs associated with construction of the new Art Gallery facility in two phases of $1.25 million each, corresponding to the partial and full opening of the facility;

AND THAT the source of financing for the first phase of additional funding in the amount of $1.25 million be as follows:

- Municipal Accommodation Tax Reserve Fund$0.75 million
- Municipal Accommodation Tax Reserve Fund$0.50 million (2026 Budget);

AND THAT the release of the first phase of additional funding be conditional upon confirmation of all other funding sources required to achieve partial opening;

AND THAT the source of financing for the second phase of additional funding in the amount of $1.25 million be as follows:

- Renew Thunder Bay Reserve Fund $1.25 million;

AND THAT the release of the second phase of additional funding be conditional upon achieving a partial opening and confirmation of all other funding sources required to achieve full opening;

AND THAT the Mayor and City Clerk be authorized to sign the funding agreement and any subsequent agreements or amendments between The Corporation of the City of Thunder Bay and Thunder Bay Art Gallery relative to this project;

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

9.2 Multi-use Indoor Turf Facility
93 - 95

Report 329-2025-Community Services-Recreation & Culture recommending that the new Multi-use Indoor Turf Facility at 480 Beverly

Street be named Tbaytel Multiplex.

WITH RESPECT to Report 343-2025-Community Services-Recreation & Culture, we recommend that the new Multi-use Indoor Turf Facility at 480 Beverly Street be named Tbaytel Multiplex;

AND THAT the name be limited to the term of the Naming Rights Agreement (10 years) in form and content satisfactory to the City Solicitor;

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

9.3 Municipal Support Resolution Request - 579 Maureen Street (Versorium Energy Ltd)

Report 348-2025-Growth-Development Services-Planning Services relative to 579 Maureen Street (Versorium Energy Ltd). **(Distributed separately)**

10. By-laws and By-law Resolution

10.1 By-law 326-2025 Appointment Of Persons to Enforce Parking 96 - 97

A By-law to amend By-law Number 99-2005, being a By-law to appoint Municipal Law Enforcement Officers for The Corporation of the City of Thunder Bay for the enforcement of Municipal Parking By-laws.

10.2 By-law 338-2025 - Site Plan Control Designation - 869 Golf Links Road 98 - 100

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (869 Golf Links Road).

10.3 By-law 339-2025 - Official Plan Amendment 21 101 - 111

A By-law to adopt Amendment No. 21 to the City of Thunder Bay Official Plan (869 Golf Links Road).

10.4 By-law 340-2025 – 869 Golf Links Road 112 - 115

A By-law to amend By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (869 Golf Links Road).

10.5 By-law 349-2025 - Site Plan Control Designation – 579 Maureen Street

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (579 Maureen Street). **(Distributed separately)**

10.6 By-law 350-2025 – Appointment of Officers 116 - 117

A By-law to amend By-law 011-2007, being a by-law to Appoint Officers for The Corporation of the City of Thunder Bay, to update the appointment of Officers.

10.7 By-law Resolution

By-law Resolution - November 4, 2025 - City Council

THAT the following By-laws be introduced, read, dealt with individually, engrossed, signed by the Mayor and Clerk, sealed and numbered:

By-law Number: 326-2025

1. A By-law to amend By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (869 Golf Links Road).

By-law Number: 338-2025

2. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (869 Golf Links Road).

By-law Number: 339-2025

3. A By-law to adopt Amendment No. 21 to the City of Thunder Bay Official Plan (869 Golf Links Road).

By-law Number: 340-2025

4. A By-law to amend By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (869 Golf Links Road).

By-law Number: 349-2025

5. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (579 Maureen Street).

By-law Number: 350-2025

6. A By-law to amend By-law 011-2007, being a by-law to Appoint Officers for The Corporation of the City of Thunder Bay, to update the appointment of Officers.

11. New Business

12. Notice of Motion

13. Confirming By-law and Confirming By-law Resolution

13.1 By-law 324-2025 – Confirming By-law – November 4, 2025 118 - 119

A By-law to confirm the proceedings of a meeting of Council, this 4th day of November 2025.

13.2 Confirming By-law Resolution

Confirming By-law Resolution - November 4, 2025 - City Council

THAT the following By-law be introduced, read, dealt with individually, engrossed, signed by the Mayor and Clerk, sealed and numbered:

By-law Number: 324-2025

1. A By-law to confirm the proceedings of a meeting of Council, this 4th day of November, 2025.

14. Adjournment

City Council Report

REPORT NUMBER	332-2025-Growth-Development Services-Planning Services		
DATE PREPARED	October 14, 2025	***FILE***	OZ-05-2025
CITY COUNCIL MEETING DATE	November 4, 2025		
SUBJECT	Report 332-2025 - Official Plan and Zoning By-law Amendments - 869 Golf Links Road		

RECOMMENDATION TO CITY COUNCIL

WITH RESPECT to Report (332-2025-Growth-Development Services-Planning Services), we recommend that for the subject lands being Part of the NW Quarter and Part of the SW Quarter of Section 54 described as part of Part 5 of PAR103, Parts 5, 6, and 7 of RP 55R-10380, Part 6 on RP 55R-12453, and Parts 1, 2, and 3 on RP 55R-15020, municipally referred to as 869 Golf Links Road, all shown as “Property Location” on Attachment A, the Official Plan and Zoning By-law be amended as follows:

1. That the Official Plan be amended to redesignate the lands from Industrial (Business Area) and Natural Heritage System (Evaluated Wetland and Natural Corridor) to Commercial – Community Commercial as shown on Attachment A;

2. Rezone the subject lands by removing them from the “BU” – Business Zone and “BU^{SP91}” – Business Zone (Site-Specific Provision 91) with Environmental Overlay and instead rezone to the “CC^{SP91}” – Community Commercial Zone (Site Specific Provision 91);

3. Amend Site Specific Provision 91 of Schedule “C” of the Zoning By-law to the following:

   <u>“SP91: Site-specific provision 91</u>

   The following provisions apply to lands zoned CC^{SP91} as shown on Map 7L and 8L of Schedule “A”:

   a. The definition of lot means the entirety of the lands zoned CC^{SP91}, despite potential multiple ownerships;

   b. Despite Tables 5.2 and 5.3, the following shall apply:

- Minimum front setback – 3.0 m
- Minimum rear setback – 3.0 m
- Maximum building height – 23.0 m
- Maximum driveway width – 13.0 m
- Minimum landscaped area – 13% of lot area, including a 3.0 m strip along street frontages

4. Holding Provision 18 of Schedule "C" of the Zoning By-law be amended to apply to Map 8L of Schedule "A":

Subject to the following conditions:

1. That the corresponding Official Plan Amendment is approved by City Council; and

2. That the lands be designated Site Plan Control prior to the passing of the amending by-law.

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

EXECUTIVE SUMMARY

Forum Thunder Bay GP Inc. has submitted a concurrent application for Official Plan and Zoning By-law Amendment for lands municipally known as 869 Golf Links Road. The amendments would permit the development of a community scale commercial shopping centre consisting of eight (8) commercial buildings with a combined gross floor area of approximately 10,770 m², including restaurants (with drive-throughs) and retail stores. With access from Innovation Drive and Golf Links Road, a total of 505 parking spaces (including 13 accessible spaces) and 46 drive-through queuing spaces for three restaurants are proposed.

The proposed Official Plan Amendment would redesignate the lands from Industrial (Business Area) and Natural Heritage System (Evaluated Wetland and Natural Corridor) to Commercial – Community Commercial, to permit a full range of retail and service uses. The concurrent Zoning By-law Amendment would rezone the property from Business Zone (BU and BU^{SP91}) with EO – Environmental Overlay, to the Community Commercial Zone with site-specific standards to implement the development concept. Though residential uses are not proposed at this time, the Applicant requests that certain residential uses continue to be permitted on the site.

Submitted studies include an Environmental Impact Study (EIS), Functional Servicing Report (FSR), Traffic Impact Study (TIS), and Stage 1 Archaeological Assessment. These studies confirm that the site can be appropriately serviced, that natural heritage functions will be replicated through the planned Stormwater Management Facility on adjacent lands, and that significant adverse impacts are not anticipated.

The proposal represents a positive contribution to the City’s growth and economic development objectives by expanding the commercial land supply, supporting new investment, and providing enhanced retail and service opportunities for surrounding neighbourhoods and the broader community. The development will also strengthen the commercial corridor along Golf Links Road, improve consumer choice, and generate employment and assessment growth consistent with the City’s vision for sustainable, community-oriented development.

Administration has reviewed the proposal and finds it to be consistent with the Provincial Planning Statement, the Growth Plan for Northern Ontario, and in keeping with the general intent of the City of Thunder Bay Official Plan. Accordingly, Planning Services recommends in support of the requested amendments.

DISCUSSION

Description of Proposal

The Applicant has requested site-specific Official Plan and Zoning By-law amendments to develop the property with eight commercial buildings comprising a mix of restaurants and retail uses, including three restaurants with drive-throughs, a grocery store, and several general retail buildings. Two driveway accesses are proposed from Innovation Drive and one from Golf Links Road. The lands are fully serviced and located on an existing transit route.

The subject property is proposed to be developed as shown on “Attachment B”.

Description of the Subject Property and Surrounding Area

The lands are approximately 4.4 ha in size and are located on the most easterly limits of the property, bounded by Innovation Drive to the north, Harbour Expressway to the south, and Golf Links Road to the east. The lands are currently vacant.

Directly west of the subject property is Innova Business Park which is developed with office and light industrial uses. Lands to the south and east are comprised of residential uses. Confederation College is located southeast of the lands on the opposite side Harbour Expressway and Golf Links Road is to the east, and lands to the immediate north are vacant and proposed for a retail warehouse and gas bar.

The lands are zoned “BU” - Business Zone and “BU^{SP91}“- Business Use Zone with Site Specific Provision 91 and “EO” – Environmental Overlay” on a portion of the lands.
The lands are designated Natural Heritage and Business Area.

Policy Review

Provincial Planning Statement (2024) and Growth Plan for Northern Ontario (2011):

The proposed development is consistent with the *Provincial Planning Statement (2024)* and *Growth Plan for Northern Ontario* as it supports compact, service-oriented development that enhances access to local stores and services. The site is within the urban settlement area, supports mixed use and transit, and provides an appropriate transition between employment and residential uses. The Employment Land Strategy (2020) concluded that the introduction of retail and service commercial uses adjacent to Innova Business Park would not limit its potential to develop as a premier office and prestige industrial hub within the city. Rather, convenient access to nearby retail and service amenities is expected to enhance the area's attractiveness to prospective businesses and employees. The study determined that the overall employment land supply is more than sufficient to accommodate anticipated employment growth through the Strategy's forecast horizon. As such, the removal of the lands from an Employment Land designation for commercial purposes is supported.

<u>Official Plan:</u>

The proposed amendments implement a land-use transition between the Innova Business Park to the west and nearby residential neighbourhoods to the east and south. The proposal aligns with the PPS (2024) direction to optimize infrastructure, support a diverse mix of uses within settlement areas, and promote economic growth. The Employment Land Strategy (2020) determined that the conversion of certain Business Area lands for retail-commercial uses along Golf Links Road is appropriate.

Redesignating the lands to Community Commercial and rezoning them to CC - Community Commercial Zone is consistent with the Official Plan objective to concentrate commercial uses along arterial roads and to serve multiple neighbourhoods with a balanced range of retail and service uses. The proposed floor area of 10,770 m^2 is within the 20,000 m^2 limit for this designation. Residential development may be permitted within the Community Commercial designation in areas where it does not detract from the function of the Community Commercial designation. Where it is appropriate, residential units will be encouraged on the upper floors of buildings to promote pedestrian and commercial activity at the ground level.

<u>Submitted Studies</u>

An Environmental Impact Study (EIS) and Wetland Assessment determined that the existing evaluated wetland is not provincially significant and that its function can be replicated through the planned stormwater facility on adjacent lands. As such, the Evaluated Wetland and associated Natural Corridor designations on the lands may be removed and instead designated as Community Commercial. The Lakehead Region Conservation Authority does not oppose this change, however, notes the development may be subject to permitting. Further, the EIS provided mitigation recommendations that can be addressed through the Site Plan Control Agreement such as time of year restrictions for vegetation clearing and implementing erosion/sediment controls.

The Functional Service Report confirms adequate water and sewer capacity exists.

The Traffic Impact Study indicates manageable traffic impacts.

A Stage 1 Archaeological Assessment was completed and identified a relic shoreline feature (Sault/Algoma phase of Glacial Lake Minong) crossing over or near the property. This landform type is associated with elevated archaeological potential due to historic Indigenous settlement patterns along former lake beaches. The Stage 1 study recommended a Stage 2 study be conducted to confirm the presence or absence of archaeological resources before development proceeds. Development will not be permitted until the Archeological Studies are concluded and recommendations assessed by Administration. Any recommendation and or mitigation measures can be incorporated into the Site Plan Control Agreement.

Zoning By-law:

Concurrent with the Official Plan amendment, it is recommended to rezone the subject lands from “BU” – Business Zone and “BU^{SP91}” – Business Zone (Site-Specific Provision 91) with Environmental Overlay to the “CC” – Community Commercial Zone with a site-specific provision.

The Applicant’s proposed site-specific amendments seek to provide flexibility to achieve the desired site layout while maintaining compatibility with surrounding land uses.

To afford the ability to have multiple ownerships while having a cohesive commercial development, it is recommended to amend the definition of “lot” be amended to mean the entirety of the Subject Lands, despite potential multiple ownerships. This provision is common for developments of this size and nature.

The Applicant seeks to amend the following regulations of the Community Commercial Zone for the desired site plan:

- Minimum front setback – reduce to 3.0 m from 6.0 m;
- Minimum rear setback – reduce to 3.0 m from 6.0 m;
- Maximum building height – increase to 23.0 m from 17.0 m;
- Maximum driveway width – increase to 13.0 m; and
- Minimum landscaped area – reduce to 13% of lot area, including a 3.0 m strip along street frontages from 20% of lot area which must include a 6.0 m strip along all lot lines abutting a street allowance.

The requested modifications (reduced front and rear setbacks, height increase, driveway width, and landscaped area reduction) are reasonable given existing buffers, Hydro One corridors, the adjacent stormwater management area, and the planned landscaping along street frontages.

Holding Symbol:

The CC Zone permits residential uses (homes, care housing, long term care housing, and shared housing) on upper floors. While the Applicant does not propose these uses at this time, the ability to further develop or redevelop in the future is desired. Previous amendments to the “BU” Zone in this Golf Links Road and Oliver Road Area established residential uses as permitted uses subject to a holding symbol with certain criteria to be met prior to removal. It is recommended to apply that same holding provision to these lands. The Applicant is aware that because of proximity to potential light industrial uses, a land use compatibility study would be required for residential development. The study would determine if residential issues are suitable and identify any necessary mitigation measures.

<u>Site Plan Control:</u>

It is recommended that the subject lands be designated as an area of Site Plan Control to support orderly development and implementation of all relevant mitigation measures. The Applicant is aware that, through the Site Plan Control process, and prior to any permits being issued, it will be a requirement to finalize the Municipal Servicing Report and Traffic Impact Study to the satisfaction of the City, and any other approval agencies. Any requirements for off-site improvements related to stormwater management, traffic, pedestrian, and transit improvements will be incorporated into the Site Plan Agreement.

CONSULTATION

A combined Notice of Application and Public Meeting was provided with a sign posted on the lands and a mailed notice on October 15, 2025. To date, one comment expressed concern with the potential extra traffic along Golf Links Road and the impact on the intersection of North Edward Street and Fanshaw Drive. Two comments expressed support but wanted to ensure that tree planting would be conducted along the Golf Links Road view.

<u>Internal Departments and External Agencies:</u>

The following agencies offered no concerns or objections relating to the proposal:

- Realty Services Section
- Parks & Open Space Planning Section
- Municipal Accessibility
- Synergy North
- Tbaytel
- Building Services Section
- Engineering Division

Climate Action suggests that the number of proposed parking spaces presents an ideal opportunity to incorporate EV charging facilities. Including at least two Level 2 charging stations in this design would provide future residents with convenient access to clean transportation options while directly supporting the City's long-term sustainability goals. These comments have been conveyed to the developer.

FINANCIAL IMPLICATION

All development costs associated with the proposed use of the property would be the Applicant’s responsibility.

As the property is developed, additional commercial assessment will occur resulting in additional property tax revenue to the City.

BACKGROUND

A portion of lands were previously amended to permit retail service uses. Adjacent lands were also amended to allow for an increase in size to a retail warehouse and allowing a gas bar.

REFERENCE MATERIAL ATTACHED

Attachment A – Property Location
Attachment B – Applicant’s Site Sketch

REPORT PREPARED BY

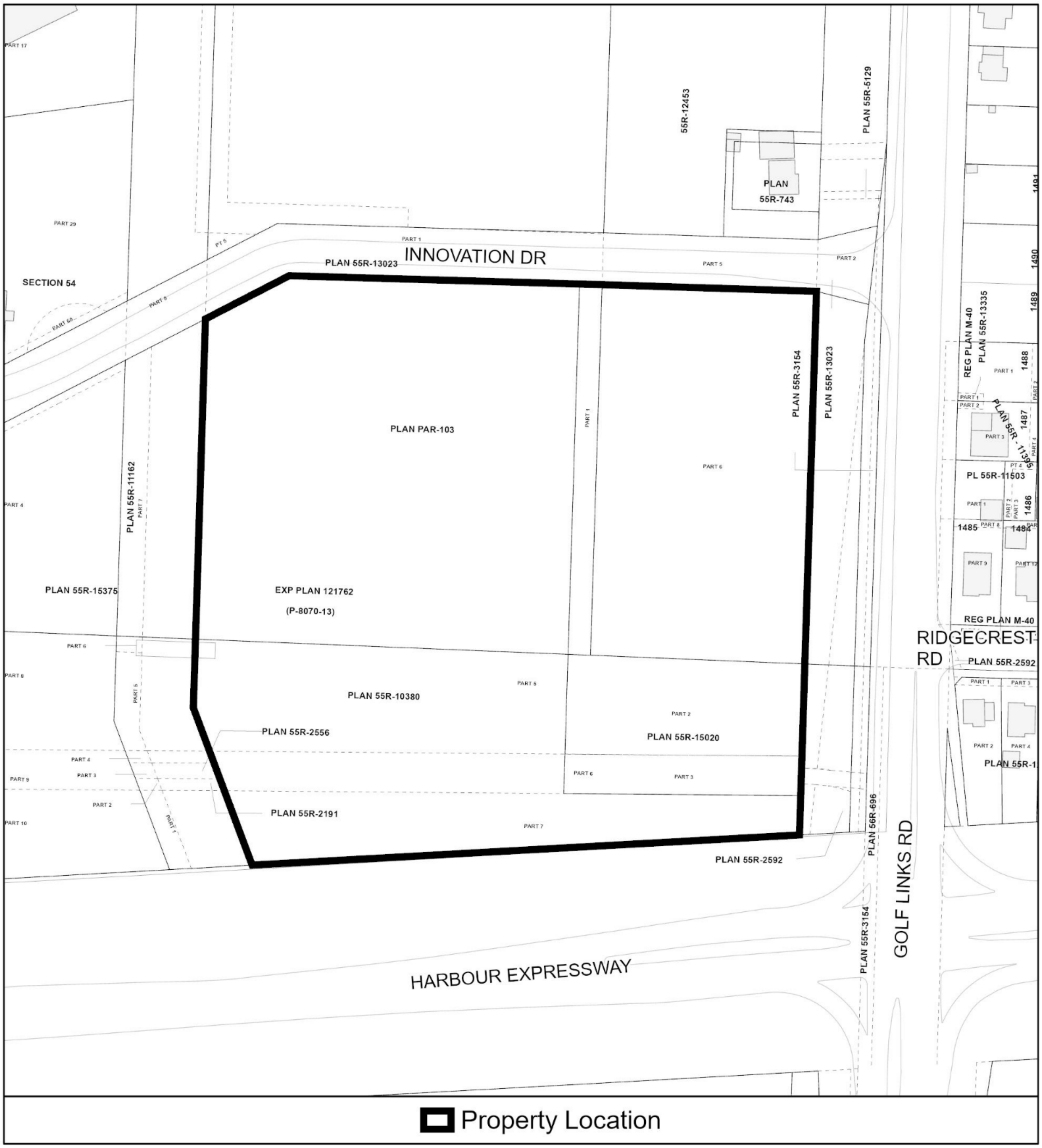
Decio Lopes, RPP, Supervisor – Planning Services – Growth Department

REPORT SIGNED AND VERIFIED BY

Kerri Marshall, Kerri Marshall – Growth

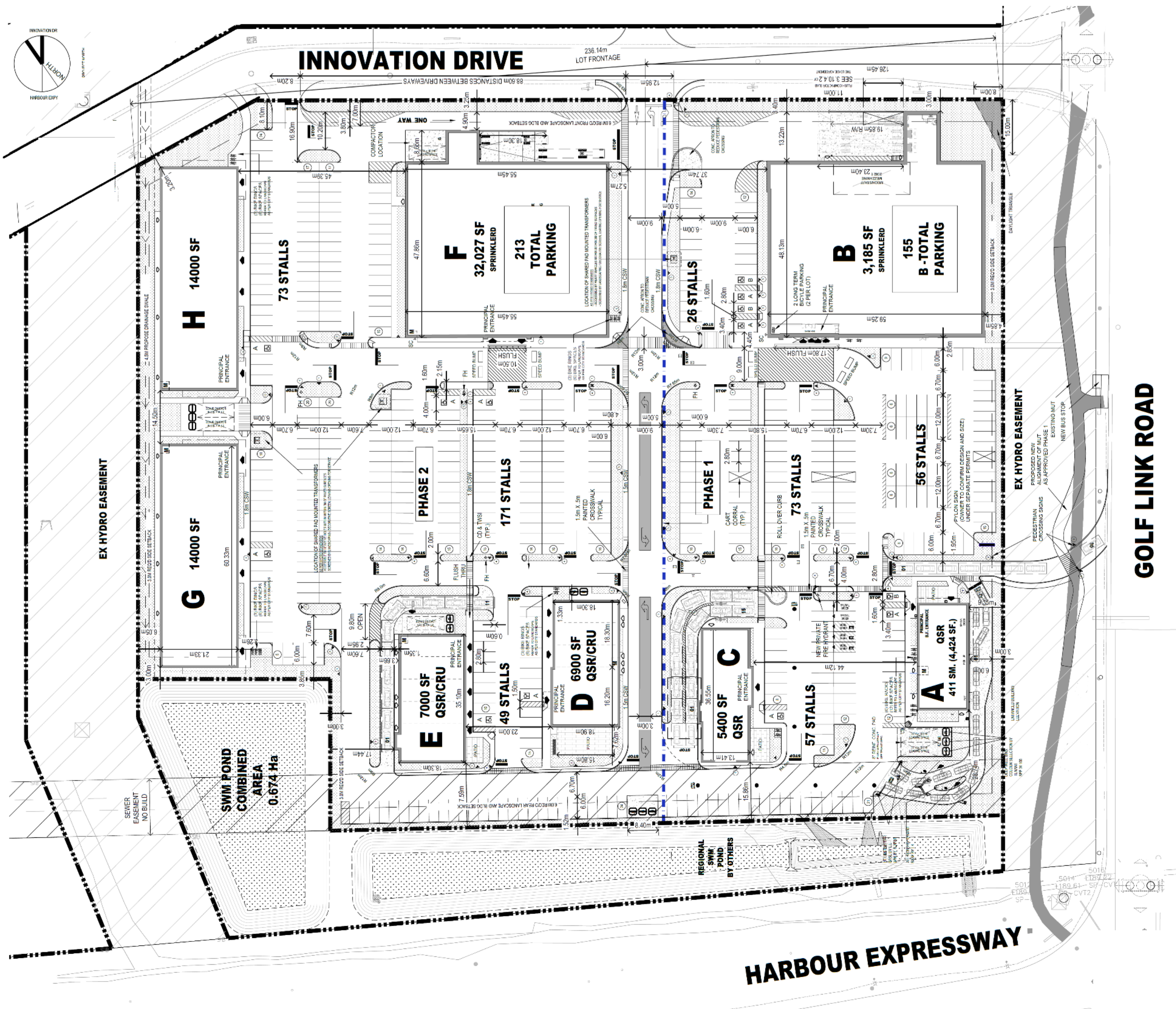
Date (10/27/2025)

ATTACHMENT A – PROPERTY LOCATION



TITLE – ***PROPERTY LOCATION***			*Date:* **NOVEMBER 2025**
PREPARED BY **DL**	*SCALE* **As Noted**	*FILE NO.* OZ-05-2022	

ATTACHMENT B – Applicant's Site Sketch



TITLE – ***APPLICANT'S SITE SKETCH***			*Date:* **NOVEMBER 2025**
PREPARED BY **DL**	*SCALE* **As Noted**	*FILE NO.* Z-09-2022	

CITY OF Thunder Bay
Superior by Nature

Inter-Governmental Affairs Committee Meeting Minutes

Wednesday, September 10, 2025, 4:02 p.m.
MS Teams

1. Inter-Governmental Affairs Committee Meeting 07-2025

Chair: Councillor Kristen Oliver

2. Members

Mayor Ken Boshcoff
Councillor Kasey Etreni
Councillor Kristen Oliver
Councillor Dominic Pasqualino

3. Officials

John Collin, City Manager
Jeff Walters, Manager of Legislative Services & Deputy City Clerk
Leanne Lavoie, Executive Administrator

4. Resource Persons

Larry Joy, Policy Assistant to the Mayor
Michelle Williams, Manager – Communications & Public Relations

5. Disclosures of Interest

6. Agenda Approval

MOVED BY: Councillor Dominic Pasqualino
SECONDED BY: Councillor Kasey Etreni

WITH RESPECT to the September 10, 2025 meeting of the Inter-Governmental Affairs Committee, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

7. Confirmation of Previous Minutes

The Minutes of Meeting 06-2025 of the Inter-Governmental Affairs Committee, held on June 25, 2025, to be confirmed.

MOVED BY: Mayor Ken Boshcoff
SECONDED BY: Councillor Dominic Pasqualino

THAT the Minutes of Meeting 06-2025 Inter-Governmental Affairs Committee, held on June 25, 2025, be confirmed.

CARRIED

8. After-action Review - 2025 AMO Conference

The Chair provided a brief review of the Association of Municipalities of Ontario (AMO) Conference held August 17-20, 2025 in Ottawa. It was noted that the City's Post-Conference Media Briefing generated excellent media coverage.

There was discussion relative to follow up letters, and it was determined that Larry Joy would write and send letters to Ministers and other government representatives who met with the IGAC delegations at AMO.

9. Transition of IGAC - New Governance Model

Memorandum from Director of Legislative Services & City Clerk Krista Power, dated September 3, 2025 relative to the transition of IGAC under City Council's new governance model, and updated Committee Terms of Reference were distributed separately on September 9, 2025.

City Manager John Collin provided an overview and highlighted Administration's recommendation that composition of IGAC include the Mayor, the Chair, Vice Chair or designate of each Standing Committee, and one other Member of Council, as chosen by City Council.

There was discussion relative to the process for selecting IGAC members.

It was determined that the Terms of Reference appended to the memorandum from Krista Power be amended, as follows:

- On page 2, Northwestern Ontario Associated Chambers of Commerce (NOACC) and Northwestern Ontario Development Network (NODN) will be removed from the list of organizations through which the IGAC will advocate for community issues, as these organizations are no longer operating.
- On page 5, under Committee Composition, the third bullet point will be deleted and replaced with: A member of Council selected by their peers to represent Council on IGAC (1).

MOVED BY: Councillor Kasey Etreni
SECONDED BY: Councillor Dominic Pasqualino

WITH RESPECT to the memorandum from Krista Power, Director of Legislative Services & City Clerk, we recommend that the Terms of Refence appended to this memorandum be approved, as amended, for presentation to City Council.

CARRIED

The Terms of Reference will be presented to the Finance and Administration Standing Committee for information and input, and to City Council, for input and approval.

10. Outstanding Items

Memorandum from Executive Administrator Leanne Lavoie, dated September 3, 2025 providing the Inter-Governmental Affairs Committee Outstanding Items List, for information.

11. New Business

12. Next Meeting

The next regular Inter-Governmental Affairs Committee meeting is scheduled for October 15, 2025 at 4:00 p.m. via Microsoft Teams.

13. Adjournment

The meeting adjourned at 4:24 p.m.

CITY OF Thunder Bay
Superior by Nature

Mayor's Taskforce on Building More Homes Advisory Committee Meeting Minutes

Wednesday, September 17, 2025, 12:31 p.m.
McNaughton Room - 3rd Floor, City Hall

1. Mayor's Taskforce on Building More Homes Advisory Committee Meeting 07-2025

Chair: Mayor Ken Boshcoff

2. Members

Mayor Ken Boshcoff
Justyn Desjardins - Representative - Institution Delivering Construction and Trades Training
Karen Hill - Representative - Real Estate Association
Harold Lindstrom - Representative - Construction/trades Association involved in Housing Construction
Ken Ranta - Representative - Public/Non-Profit Housing Organization involved in Affordable Housing
John Stephenson - Member of Public with Working Knowledge of Research involvement in Housing and Housing Affordability and Development

3. Officials

John Collin, City Manager
Joel DePeuter, Director - Development Services
Summer Stevenson, Project Manager - Housing Accelerator
Larry Joy, Policy Assistant to the Mayor
Cheryl Lamers, Acting Manager - Community Development
Katie Piché, Council & Committee Clerk

4. Disclosures of Interest

5. Agenda Approval

MOVED BY: Ken Ranta
SECONDED BY: Karen Hill

WITH RESPECT to the September 17, 2025 meeting of the Mayor's Taskforce on Building More Homes Advisory Committee, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

6. Confirmation of Previous Minutes

The Minutes of Meeting 06-2025 of the Mayor's Taskforce on Building More Homes Advisory Committee, held on June 18, 2025, to be confirmed.

MOVED BY: John Stephenson
SECONDED BY: Harold Lindstrom

THAT the Minutes of Meeting 06-2025 Mayor's Taskforce on Building More Homes Advisory Committee, held on June 18, 2025, be confirmed.

CARRIED

7. Roundtable Updates

Members provided updates on the following items:

- Habitat for Humanity new build - zero carbon triplex on Simpson Street
- construction - scheduling challenges, not enough resources/manpower
- working with Lakehead University to promote construction management
- potential targeted campaign with CEDC to attract tradespeople in Southern Ontario, who have a surplus of tradespeople
- CEDC - launch of new blog thunderbaylifestyle.ca to showcase the City’s Quality of Life
- TBDSSAB - 14 unit new build on Archibald Street
- additional projects in progress
- Realty market strong in Thunder Bay
- Realty estate provincial asks (ie: concerns regarding landlord and tenant board)
- labour supply concerns
- large opportunity sites - call for proposals - strong response

- Smart Growth Action Plan - presentation to Taskforce and Council
- Building Faster funding announcement in August - Premier Ford in Thunder Bay for announcement
- CMHC using Thunder Bay as model (Housing Accelerator Fund)

8. Build Canada Homes Consultation

Project Manager Summer Stevenson to provide information/overview relative to the Build Canada Homes Consultation.

In August, Housing Infrastructure and Communities Canada released a consultation paper seeking input into the creation of Build Canada Homes (BCH), the federal government’s new entity that will be tasked with building 500,000 homes per year.

Project Manager Summer Stevenson provided an overview relative to Build Canada Homes consultation and advised of the initial federal investment of $15 million. It was noted that the majority of the initial funding will be dispersed among other larger communities throughout Canada, not including Thunder Bay. Municipalities were to provide feedback by the end of August. Feedback as follows:

- regional needs
- number of units, targets
- affordable housing needed everywhere
- capacity building
- development of educational material for municipalities
- funding for repairs
- aging housing

The Taskforce was advised that more information about Build Canada Homes can be found on the following website:

Housing, Infrastructure and Communities Canada - Build Canada Homes

9. Housing Accelerator Fund (HAF) Action Plan Update

Memorandum from Project Manager Summer Stevenson dated September 9, 2025 providing an update for September 2025.

Project Manager Summer Stevenson provided an overview and noted that it has been a very busy season with grant projects and permit issuance. The following items were discussed:
- permit projections
- housing target progress update
- grant intake updates
- action plan progress update (infrastructure planning, surplus lands strategy, Central Avenue development lands, data collection relating to enhanced vacant and dilapidated buildings program - by-law review)

A discussion was held relating to permit timelines, extensions and transferability. It was noted that every effort is being made to follow up with applicants to ensure projects are moving forward.

10. Event Planning

Project Manager Summer Stevenson provided an overview of the upcoming Build Tbay event and advised that it is scheduled for February 5, 2026. Event goals were discussed.

A discussion was held in order to gather feedback and perspectives on the 2026 winter Build Thunder Bay Event. Members discussed the following:

- Benefits of a facilitated session to guide the report back on the progress made on the Build Thunder Bay Action Plan
- Desire to report on lessons learned
- Need for more information and education on:
    - Factory build modular housing
    - Developing management infrastructure and capacity
    - Energy efficiency
- Opportunities to highlight projects during a “Built in Thunder Bay Showcase” including affordable, high impact, and energy efficient projects.

11. Next Meeting

The next meeting date will be held on October 15, 2025 at 12:30 p.m. in the McNaughton Room.

12. Adjournment

The meeting adjourned at 2:07 p.m.

Thunder Bay District Health Unit

Board of Health Meeting Minutes

MINUTES OF THE MEETING:	SEPTEMBER 17, 2025
TIME OF MEETING:	1:00 PM
PLACE OF MEETING:	FIRST FLOOR BOARDROOM / VIDEOCONFERENCE
CHAIR:	MR. JAMES MCPHERSON

BOARD MEMBERS PRESENT:

Mr. Grant Arnold
Ms. Lucy Belanger
Ms. Cindy Brand
Ms. Kasey Etreni
Mr. Paul Malashewski
Mr. James McPherson
Mr. Jim Moffat
Ms. Donna Peacock
Mr. Don Smith
Mr. Mark Thibert
Ms. Kristine Thompson
Mr. Todd Wheeler

ADMINISTRATION PRESENT:

Dr. Janet DeMille, Medical Officer of Health and Chief Executive Officer
Ms. Diana Gowanlock, Director - Health Protection
Mr. Dan Hrychuk, Director - Corporate Services
Ms. Shannon Robinson, Director - Health Promotion
Ms. Dana Wilson, Associate Director – Communications & Strategic Initiatives
Ms. Lauren Paradis, Manager of Finance
Mr. Phil Avella, Manager of Information Systems and Property
Ms. Laura Wiljala, Executive Assistant and Secretary to the Board of Health
Ms. Tammy Lee Royer, Administrative Assistant – Health Protection

REGRETS:

Ms. Cynthia Olsen

RECORDER:

Ms. Shelley Oleksuk, Administrative Assistant - Health Promotion

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

Mr. James McPherson, Board Chair, called the meeting to order at 1:02 PM.

2. ATTENDANCE AND ANNOUNCEMENTS

The Chair announced regrets from Ms. Cynthia Olsen, and also announced that Mr. Allan Mihalcin's provincial appointment with the Board has lapsed.

He welcomed Ms. Laura Wiljala as the Executive Assistant and Secretary to the Board who is attending her first meeting.

The Chair reminded Board members to complete the meeting evaluation form when the meeting adjourns and to submit completed forms to Ms. Wiljala.

3. DECLARATIONS OF CONFLICT OF INTEREST

There were no declarations of conflict of interest.

4. AGENDA APPROVAL

The agenda was presented for approval.

Resolution No. 79-2025

Moved By: J. Moffat
Seconded By: P. Malashewski

THAT the Agenda for the Regular Board of Health Meeting to be held on September 17, 2025, be approved.

CARRIED

5. INFORMATION SESSION

5.1 2025 In-Person Prenatal Class Pilot Evaluation

Ms. Denise Sozio, Public Health Nurse and Ms. Kayla Waddington, Health Promotion Planner with the Children, Youth and Families program, provided a presentation on the 2025 In-Person Prenatal Class Pilot Evaluation, and responded to questions and comments from the Board.

6. MINUTES OF THE PREVIOUS MEETINGS

6.1 Thunder Bay District Board of Health

The Minutes of the Thunder Bay District Board of Health (Regular and Closed Session) meetings held on June 18, 2025, were presented for approval.

Resolution No. 80-2025

Moved By: P. Malashewski
Seconded By: J. Moffat

THAT the Minutes of the Thunder Bay District Board of Health (Regular and Closed Session) meeting held on June 18, 2025, be approved

CARRIED

6.2 Board of Health Ad Hoc Search Committee

The Minutes of the Thunder Bay District Board of Health Ad Hoc Search Committee Meeting held on June 27, 2025 were distributed, for information.

7. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the previous minutes.

8. BOARD OF HEALTH (CLOSED SESSION) MEETING

Resolution No. 81a-2025

Moved By: K. Thompson
Seconded By: P. Malashewski

THAT the Board of Health move into Closed Session to receive information related to negotiations carried on behalf of the Board.

CARRIED

8. BOARD OF HEALTH (CLOSED SESSION) MEETING (continued)

At 1:27 PM, the Board of Health moved into Closed Session. The following individuals left the meeting:

- Dr. Janet DeMille, Medical Officer of Health and Chief Executive Officer
- Ms. Diana Gowanlock, Director - Health Protection
- Ms. Shannon Robinson, Director - Health Promotion
- Ms. Dana Wilson, Associate Director - Communications & Strategic Initiatives
- Ms. Lauren Paradis, Manager of Finance
- Mr. Phil Avella, Manager of
- Ms. Shelley Oleksuk, Administrative Assistant - Health Promotion
- Ms. Tammy Lee Royer, Administrative Assistant - Health Protection
- Ms. Laura Wiljala, Executive Assistant and Secretary to the Board of Health

At 1:46 PM, the following individual returned to the meeting:

- Dr. Janet DeMille, Medical Officer of Health and Chief Executive Officer

At 1:55pm, the Board moved out of Closed Session and the following individuals returned to the meeting:

- Ms. Diana Gowanlock, Director - Health Protection
- Ms. Shannon Robinson, Director - Health Promotion
- Ms. Dana Wilson, Associate Director - Communications & Strategic Initiatives
- Ms. Lauren Paradis, Manager of Finance
- Mr. Phil Avella, Manager - Information Systems and Property
- Ms. Shelley Oleksuk, Administrative Assistant - Health Promotion
- Ms. Tammy Lee Royer, Administrative Assistant - Health Protection
- Ms. Laura Wiljala, Executive Assistant and Secretary to the Board of Health

8.1. Closed Session Report

The Chair reported that the Board received an update related to negotiations carried on behalf of the Board during the closed session and provided direction to Administration.

9. DECISIONS OF THE BOARD

9.1 Policy and Procedures Review

A memorandum from Dr. J. DeMille (MOH/CEO) dated September 17, 2025, and containing a resolution relative to approval of Board of Health policy and procedure updates was provided to the Board. Mr. D. Hrychuk, Director - Corporate Services, provided an overview of the updates made to the policies and procedures.

Resolution No. 82-2025

Moved By: K. Thompson
Seconded By: J. Moffat

THAT the proposed updates to the following Board of Health Policies and Procedures be approved:

- BH-02-02 Compensation Philosophy Policy and Procedure
- BH-02-18 Psychological Health & Safety Policy and Procedure

AND THAT Administration be authorized to finalize and publish the updated Board of Health policies and procedures.

CARRIED

9.2 Contract Award for Parking Lot Rejuvenation

Report No. 35-2025 (Information Systems and Property), and containing a resolution relative to approval of a contract award for parking lot rejuvenation, was provided to the Board.

Mr. D. Hrychuk, Director of Corporate Services provided background information and a summary of the proposed recommendation, and responded to questions from the Board. It was the consensus of the Board to proceed as recommended.

9.2 Contract Award for Parking Lot Rejuvenation (continued)

Resolution No. 83-2025

Moved By: G. Arnold
Seconded By: K. Thompson

THAT with respect to Report No. 35-2025 (Information Systems and Property), we recommend that the tender for Parking Lot Rejuvenation be awarded to Taranis Contracting Group LTD (Taranis) for a total contract cost of $542,500 (taxes extra);

AND THAT the Parking Lot Rejuvenation be endorsed by the Board of Health and that Administration be directed to proceed with the procurement process and rejuvenation as outlined;

AND THAT the Director of Corporate Services and Manager of Finance be authorized to complete any administrative requirements of the contract, as required.

CARRIED

9.3 Search Committee Composition

Resolution No. 84-2025

Moved By: K. Thompson
Seconded By: J. Moffat

THAT the composition of the Ad Hoc Committee of the Board for the Recruitment of a Medical Officer of Health/CEO be amended;

AND THAT the following additional member of the Board be appointed to the Ad Hoc Committee:

- G. Arnold

CARRIED

10. COMMUNICATIONS FOR INFORMATION

10.1 Second Quarter Interim Financial Statements

D. Hrychuk provided the Board with an overview of Report No. 34 - 2025 (Finance) relative to the Second Quarter Interim Financial Statements and responded to questions and comments from the Board.

10.2 alPHa AGM and Conference Report

A report from the Chair and Ms. Cynthia Olsen was provided to the Board as a follow-up to the alPHa AGM and Conference attended on June 19-20, 2025 in Toronto, and the Chair responded to questions from the Board.

10.3 Medical Officer of Health/CEO update

Report No. 36 - 2025 from the Medical Officer of Health and Chief Executive Officer was provided to the Board, for information. Dr. J. DeMille provided an update relative to the pillars of the Strengthening Public Health Initiative, noting the Health Unit is awaiting the release of the updated Ontario Public Health Standards.

11. NEXT MEETING

The next regularly scheduled meeting will be held on Wednesday, October 15, 2025 at 1:00 PM.

12. ADJOURNMENT

Resolution No. 85-2025

Moved By: G. Arnold
Seconded By: K. Thompson

THAT the Board of Health meeting held on September 17, 2025 be adjourned at 2:25 PM.

CARRIED

COMMITTEE OF ADJUSTMENT

DATE February 27, 2025

MEETING NO. 02-25

TIME 2:00 p.m.

PLACE Council Chambers * Electronic Participation using MS teams.

Andreas Petersen, Chair
Tyler Rizzuto, Member
Normand Roy, Member
Jodi Corbett, Member
Brian Phillips, Member

Adam Crago, Planner II
Shannon Labelle, Acting Senior Planner
Fiona Buchan, Secretary-Treasurer
Zachary Mezzatesta, Acting Planner II
Decio Lopes, Supervisor
Arden Irish, Planner I
* Ryan Furtado, Engineering Department
Penny Turner, Minute Recorder

ABSENT: Matthew Pascuzzo provided regrets.

Chair Petersen outlined the procedure which the Committee would follow in dealing with applications and then called for a poll of Disclosures of Interest. The Secretary-Treasurer polled the Committee Members.

DISCLOSURE OF INTEREST: None

Application A-01-2025, 571 Syndicate Avenue was deferred to March 27, 2025 Committee of Adjustment Hearing.

CONFIRMATION OF AGENDA: Moved by Member Corbett, seconded by Member Phillips. The majority of the members voted in favour of the approval the Agenda and, therefore, it was approved.

APPROVAL OF MINUTES: Minutes from January 29, 2025, were circulated to the members prior to the meeting. Moved by Member Roy to approve the minutes as presented and seconded by Member Corbett. The majority voted in favour of the approval of the Minutes and therefore it was approved.

APPLICATIONS

1. Application No. **B-77- 2024** Dan Oracz
208 Dog Lake Road

The Secretary-Treasurer provided an overview of the Consent application.
The application for Consent to Sever is to create one new buildable lot. The proposed severed lot has lot frontage of 84.5m, lot depth of 147.8m, and lot area of 1.2 hectares. The proposed Retained lot has lot frontage of 60m, lot depth 505.4m and lot area of 5.3 hectares.

Applicant Dan Oracz confirmed the sign was posted.

COMMENTS:

The Secretary-Treasurer read the correspondence,

- Tbaytel, Thunder Bay Fire Rescue had no comments or concerns.
- Building Services commented well records and sewage system approval for the retained portion and ensure the proposed lot is serviceable, water well, sewage system, and electrical services.
- Parks & Open Spaces requests the 5% Parkland Dedication in the form of cash in lieu as the severance results in a new buildable lot.
- Realty Services commented that there could be a small encroachment onto city land. If the map is correct, and they are encroaching, applicant needs to contact Realty Services to remove encroachment or to potentially License the Lands. Since this comment has gone out, Applicant has contacted Realty and will remove encroachment.
- Synergy North commented that there is a condition with the easement wording on the powerline easement that crosses the rear of the property, no other objections or concerns at this time.
- Climate Action commented this property falls outside of the targeted intensification zone outlined in the Net-Zero Strategy. As such, developing a residential home on this property would negatively affect the following targets set out in the Net-Zero Strategy 1) 90% of development occurs within the targeted intensification zone. 2) Carbon sequestration is increased by limited greenfield development.
- Hydro One commented the subject property is abutting the Honi High Voltage Transmission Corridor and that Honi has no objections to the

proposed severance. They advise that any placement of permanent structures, facilities, or landscaping is prohibited without prior written approval from Honi.

- Fort William First Nation commented that they are looking for more information and requested a Teams invite which was provided by the Secretary-Treasurer.

Engineering Comments presented by Engineer Furtado, engineering has no objections, subject to the following conditions:

- The applicant shall submit an updated lot grading and drainage plan for the severed and retained properties and shall construct drainage facilities and dedicate easements as required to the satisfaction of the Engineering and Operations Division.
- The applicant shall submit a scoped traffic impact study to confirm sight lines and to determine appropriate entrance locations for the severed property to the satisfaction of the Engineering and Operations Division. The results of this study may be included in a Notification Agreement to be registered on title of the severed lands to notify all prospective developers where the driveway may be located.

Planner Crago presented Planning Comments, the application is consistent with the Provincial Planning Statement and does not conflict with the Growth Plan for Northern Ontario and conforms to the Official Plan. Planning Services supports the application as presented with the following conditions:

- The applicant submits to the Secretary-Treasurer, a proper legal description of any easements and the lands to be severed including confirmation of lot frontage, lot depth, and lot area of the surveyed parcel, prepared by an Ontario Land Surveyor.
- That payment of the requested Parkland fee is made to Realty Services or land is dedicated to the satisfaction of the Parks and Open Spaces Section, pursuant to subsections 51.1 (1) and 51.1 (3) of Section 51 of the *Planning Act* R.S.O. 1990 for the parcel to be severed.
- That the municipality's Well Water Quantity Testing forms required for the severed parcel is completed and submitted to the satisfaction of the Building Services Division.
- That preliminary approval from the Thunder Bay District Health Unit for the required on-site septic system on the parcel being created is received and submitted to the Secretary-Treasurer.

Member Roy asked the applicant if they took part in the pre-consultation process. The applicant responded yes. Member Roy asked the applicant how their overall experience with the process was. The applicant responded that the experience was good.

The Secretary Treasurer read the conditions. Chair Petersen asked the applicant if they understand and agree to the conditions. The applicant understood and agreed to the conditions.

Chair Petersen called for a vote. All members were in favour. The majority of members have supported the approval of the application, and therefore the application was approved.

2. Application No. **B-02-2025** Cody Fossum-Garatti
   251 Egan Street

The Secretary-Treasurer provided an overview of the Consent to Sever application. The Consent to Sever application is to create one new parcel of land. The proposed Severed lot has lot frontage of 10.22m, lot depth 47.37m and lot area 484m². The proposed Retained lot has lot frontage of 9.90m, lot depth of 47.37m and lot area of 469m².

The applicant Cody Fossum-Garatti confirmed the sign was posted.

COMMENTS:

The Secretary-Treasurer read the correspondence,

- Tbaytel, Realty Services, Hydro One had no comments or concerns.
- Thunder Bay Fire Rescue and Synergy North had no concerns.
- Building Services commented that there are above ground electrical conductors located above the property. The applicant/owner has told us this has been moved.
- Parks and Open Spaces commented they require the 5% Parkland dedication fee in the form of cash in lieu as the severance does result in the creation new buildable lot. They also request one Street Tree fee as the severance is in urban limit of the city. If there is no space for the tree, the tree will be relocated at the discretion of the Forestry Section.

Engineering Comments were presented by Engineer Furtado, Engineering had no objections with the application and supported the application with the following condition and information for the application:

- The applicant shall submit an updated lot grading and drainage plan for the severed and retained properties and shall construct drainage facilities and dedicate easements as required to the satisfaction of the Engineering and Operations Division.

- For Information for the applicant – if approved, through the building permit and entrance permit process for the severed lot, the owner of the severed lot will have to remove the existing west driveway within the boulevard, reinstate with grass, and reinstate the curb and gutter to the satisfaction of the Engineering and Operations Divisions.

Planner Labelle presented the Planning Comments confirming the application is consistent with the Provincial Planning Statement, does not conflict with the Growth Plan for Northern Ontario, conforms to the Official Plan, and the Zoning By-Law. Planning Services supports the application as presented with the following conditions:

- The applicant submits to the Secretary-Treasurer, a proper legal description of the lands to be severed including confirmation of lot frontage, lot depth, and lot area of the surveyed parcel prepared by an Ontario Land Surveyor.
- That payment of the required Parkland fee is made to Realty Services Division or land is dedicated to the satisfaction of the Parks and Open Spaces Section, pursuant to subsection 51.1 (1) and 51.1(3) of Section 51 of the Planning Act R.S.O. 1990 for each of the parcels to be severed.
- That Minor Variance A-03-2025 is approved.

Members had no questions. Chair Petersen asked Engineering for clarification on the driveway removal and curb reinstatement. Engineering responded that they would work with the applicant when they apply for the required permits.

The Secretary-Treasurer read the conditions. Chair Petersen asked the applicant if they understood and agreed to the conditions. The applicant understood and agreed to the conditions.

Chair Petersen called for a vote. All members were in favour. The majority of members have supported the approval of the application and therefore the application was approved.

3. Application No. **A-03-2025** Cody Fossum-Garatti
251 Egan Street

The Secretary-Treasurer provided an overview of the Minor Variance application. The Minor Variance application is to gain relief from Zoning By-Law 1-2022 as set forth in the application and described in the table below. In Table 3.2.1a, to increase the maximum setback to liveable buildable face for the severed parcel from 10m to 12.44m. To increase the front setback for the building face of the garage building face from 9m to 10m for the severed parcel. To reduce the minimum front setback to liveable building face for the retained parcel from 4.5m to 3.6m. To reduce the minimum interior side setback from the retained parcel from 3m and .09m to 1.4m (westside) and 0.77m (east side). In Table 3.1.1a, to reduce the minimum lot frontage for the retained parcel from 10m to 9.9m.

The applicant Cody Fossum-Garatti confirmed the sign was posted.

COMMENTS:
The Secretary-Treasurer read the correspondence.

- Tbaytel, Realty Services and Synergy North all had no comments or concerns.
- Thunder Bay Fire Rescue and Parks and Open Spaces had no objections.
- Engineering had no objections.
- Building Services commented that there are above ground electrical conductors located above the property. The applicant/owner told us this has been removed.

Planner Labelle presented the Planning Comments as it is consistent with the Provincial Planning Statement, does not conflict with Growth Plan for Northern Ontario, and conforms with the Official Plan and Zoning By-Law. Planning Services supports the application as presented.

Member Roy asked the applicant if he participated in the pre-consultation process. The applicant responded yes; it was a requirement with the severance application. Member Roy asked the applicant to describe his experience of the process. The applicant responded that it was seamless.

Chair Petersen called for a vote. All members were in favour. The majority of members have supported the approval of the application and therefore the application was approved.

OLD BUSINESS - none

NEW BUSINESS The Secretary-Treasurer commented that there may be new changes coming to future meeting where bags may be inspected by security before entry. Currently, this is only happening at Council meetings. Give yourselves time to come up to meeting and stay tuned for changes.

ADJOURNMENT

Meeting was adjourned at 2:45pm.

CHAIR

SECRETARY-TREASURER

February 27, 2025

COMMITTEE OF ADJUSTMENT

DATE March 27, 2025

MEETING NO. 03-25

TIME 2:00 p.m.

PLACE Council Chambers

* Electronic Participation using MS teams.

Tyler Rizzuto, Member
Jodi Corbett, Member
Brian Phillips, Member
Matthew Pascuzzo, Member

Adam Crago, Planner II
Zachary Mezzatesta, Planning Technician
Decio Lopes, Supervisor
Arden Irish, Planner I
* Ryan Furtado, Engineering Department
Penny Turner, Minute Recorder

ABSENT: Andreas Petersen and Normand Roy sent regrets.

Acting Chair Pascuzzo outlined the procedure which the Committee would follow in dealing with applications and then called for a poll of Disclosures of Interest. The Assistant Secretary-Treasurer polled the Committee Members.

DISCLOSURE OF INTEREST: Member Pascuzzo, A-01-2025 for Business dealings

CONFIRMATION OF AGENDA:

APPROVAL OF MINUTES:

Member Pascuzzo left the hearing due to conflict with application A-01-2025. Member Rizzuto to chair the hearing.

APPLICATIONS

1. Application No. **A-01-2025** John Ostrowski
Lot 3 Plan 56 Syndicate Avenue (571/575)

The Assistant Secretary-Treasurer provided an overview of the Minor Variance application.
The Minor Variance application is to reduce the minimum interior side setbacks from 3m to 1.5m on both sides.

Applicant John Ostrowski confirmed the sign was posted and commented that it is a minor variance application, a side-by-side semidetached core floor and trying to go barrier free which was the reasoning for his going this route.

COMMENTS:

The Assistant Secretary-Treasurer read the correspondence,

- Tbaytel, and Realty Services had no comments or concerns.
- Building Services commented the applicant is to ensure adequate services are extended to the property.

- Parks & Open Spaces commented that the applicant utilizes the existing curb cut on Syndicate Avenue for driveway access to not disturb the root zone of the existing street tree. A driveway permit would not be supported. Also, recommend as part of the Building Permit process tree protection be required for the street tree fronting the property as per the Parks and Open Spaces Section Standards and Specifications and be installed and approved to the satisfaction of the Parks and Opens Spaces Division prior to any construction beginning on site.
- Synergy North and Engineering had no comments or concerns.
- Heritage Advisory Committee had no issues with the property.
- MTO commented that the property was outside their permit authority.

Planning Comments were read by Planner Irish on behalf of Planner Crago, the application is consistent with the Provincial Planning Statement and does not conflict with the Growth Plan for Northern Ontario, and passes the four tests for a minor variance, and met the requirements for the Zoning By-Law and conforms to the Official Plan. Planning Services supports the application as presented.

Acting Chair Rizzuto asked the applicant if he understood and agreed to the comments. The applicant understood and agreed to the condition and commented that the curb cut would remain the same.

Members had no questions.

Acting Chair Rizzuto called for a vote. All members were in favour. The majority of members have supported the approval of the application, and therefore the application was approved.

Member Pascuzzo returned to chair the hearing.

2. Application No. **A-07-2025** JJ Innovation Ventures (Jaison Johnson, Ryan Campbell) 185 Limbrick Street

The Assistant Secretary-Treasurer provided an overview of the Minor Variance application.
The Minor Variance application is to gain relief from Zoning By-Law 1-2022, as set forth in the application, to reduce the minimum lot frontage from 9m to 8m.

The applicant Jaison Johnson and agent Ryan Campbell confirmed the sign was posted.

COMMENTS:

The Assistant Secretary-Treasurer read the correspondence,

- Tbaytel and Realty Services had no comments or concerns.
- Engineering and Synergy North had no concerns.
- Building Services commented that a building permit is required for the creation of the additional dwelling unit; design drawings required from a professional. Ensure adequate sewer and water services, upgrades maybe required.
- Parks and Open Spaces and Heritage Advisory Committee had no concern or comments.
- MTO commented that property is outside the permit authority.

Planning Comments were read by Planner Crago on behalf of Planning Technician Mezzatesta confirming the application is consistent with the Provincial Planning Statement, does not conflict with the Growth Plan for Northern Ontario, meets with the general intent and purpose of the Official Plan, and the Zoning By-Law. It passed the four tests; therefore, Planning Services supports the application as presented with the following condition:

- That prior to the issuance of the required Building Permit the Chief Building Official is satisfied that all encroaching accessory buildings are removed, demolished, or relocated in accordance with the Utility Easement and that any applicable permits for those are obtained as required.

Acting Chair Pascuzzo asked the applicant if they understood and agreed to the condition. The applicant understood and agreed to the condition.

Opposing speaker is an abutting neighbour who is speaking for himself and 16 neighbours. They are very frustrated, angry and concerned about the number of homes being purchased on the block and being turned into rentals by out of town landlords, young families not being able to buy homes and having to rent due to high costs of house prices, too many vehicles parking inappropriately in yards and on the street, snow removal and garbage build up, and parking congestion on street causing safety issues for emergency vehicles.
Member Corbett asked the applicant what his plans were for parking. The Agent for the applicant responded that there are two parking spaces available, one for each unit. Member Corbett asked Planning about the parking concerns and the emergency vehicles access concerns. Planning responded that the applicant did respond that there two parking spaces, one per unit, on site being provided. Vehicles parking inappropriately can be directed to By-Law Enforcement and Parking Authority. As for the emergency vehicles, Planning was not aware of which department to direct to, possibly engineering. Member Corbett asked if contact information for By-Law Enforcement for complaints for parking was available. Planning responded that the contact information can be made available for the public. Member Rizzuto asked the speaker if he was against it being a rental or did not like the one metre reduction on the property. The speaker responded that he did not really object to the application that this was an opportunity to vent his concerns of the rentals, parking/vehicles issues, snow removal, garbage, and more people on the block.
Acting Chair Pascuzzo clarified that the application said there is two parking spaces available, one per unit on site. Member Rizzuto asked Planning for clarification of the rental unit. Planning clarified that it is permitted within the zone, it does not dictate whether it is a rental or ownership. It permits semidetached with 2 units, or 2 homes as referred to in the Zoning By-Law. Member Phillips asked Planning to confirm the one parking space per unit. Planning confirmed that it is following the Zoning By-Law with the one parking space per unit. Acting Chair Pascuzzo asked what would parking be for a home down the block. Planning responded that the parking would be one space per unit except for a six-unit apartment which would be different. Acting Chair Pascuzzo asked the applicant how long they have owned the home, was it a recent purchase. The agent for the applicant responded that it has been a rental for a while as a single unit and the application is to create a unit in the basement to become two homes and it is previously rented.
Member Phillips asked the speaker if he has tried to call By-Law Enforcement to report the parking issues. The speaker responded that he has tried on several occasions and got no response. Member Rizzuto asked the speaker if they have any issues with the house or the application right now. The speaker responded that the house may look different than the rest of the neighbourhood due to the construction, it's another rental, another lost opportunity for someone to own locally instead of it being outsourced by out-of-town landlords. Member Rizzuto asked Planning and Engineering if parking was allowing on the street. Planning and Engineering both responded that parking was allowed on the street. The speaker responded that he has previously checked into changing street parking with Parking Authority, and he would need to get signatures from homeowners to have parking changed to one sided or not at all on street, but he knows landlord will not sign due to the number of tenants that have too many vehicles.

Opposing speaker number two is also an abutting neighbour who concerned about the lack of information on the notices, the size of rooms/number of rooms going into new units, number of families or people moving into the new homes, safety issue of the garbage from the construction site being left outside, parking spaces, more vehicles, snow removal, want limitations or conditions placed on application. Acting Chair Pascuzzo commented that the committee does not have the authority to deal with garbage, or parking or By- Law as it relates to parking on the street. He encouraged the speaker to contact his city councillor and By-Law Enforcement. Acting Chair Pascuzzo commented that the committee is focused on for this application is: is it minor, is it desirable for the appropriate development and use of land, building and or structure, does it maintain the general intent and purpose of the Zoning By-Law, does it maintain the general intent and purpose of the Official Plan. This is how the committee makes its decisions and suggested that the applicant could answer the question about the number of bedrooms.

The agent for the applicant responded that the basement unit would be a one-bedroom unit, and the existing unit would be a three-bedroom unit.

Acting Chair Pascuzzo asked Planning why the one-meter reduction maybe required. Planning responded the lot frontage minimum required is 9m and the lot is only 8m therefore the reduction is required, and there are no changes being made to the outside to be building, parking is being met through the Zoning By- Law and building permits will take care of the size and number of rooms. Member Corbett asked the speaker what kind of conditions they were thinking of having placed on the application. The speaker responded with suggestions of having a bin for collecting the construction waste and garbage, limit the number of vehicles for the units and have more information for future notices.

Opposing speaker number three is also an abutting neighbour who expressed his frustrated statement profanely.

The Assistant Secretary-Treasurer read the condition. Acting Chair Pascuzzo asked the agent if they understood and agreed to the condition. The agent for the applicant understood and agreed to the condition and commented that they managed several units in towns and are aware of parking issues and are trying to follow the By-Laws, trying to assist with helping people find affordable housing with this new unit close to bus route.

Acting Chair Pascuzzo called for a vote. All members were in favour. The majority of members have supported the approval of the application and therefore the application was approved.

OLD BUSINESS - none

NEW BUSINESS - To appoint Planner Irish to Acting Assistant Secretary-Treasurer, Moved by Member Phillips, Seconded by Member Corbett. All Members voted in favour; therefore, the appointment was approved.

ADJOURNMENT

Meeting was adjourned at 2:59 pm. Moved by Member Phillips, Seconded by Member Rizzuto, all members voted in favour, therefore the meeting was adjourned.

Tyler Rizzuto

CHAIR

Auden clos8h

SECRETARY-TREASURER

COMMITTEE OF ADJUSTMENT

DATE April 24, 2025

MEETING NO. 04-25

TIME 2:00 p.m.

PLACE Council Chamber

* Electronic Participation using MS teams.

Andreas Petersen, Chair
Jodi Corbett, Member
Normand Roy, Member
Brian Phillips, Member
Matthew Pascuzzo, Member

Adam Crago, Planner II
Shannon Labelle, Acting Senior Planner
Arden Irish, Assistant Secretary-Treasurer
Zachary Mezzatesta, Planning Technician
Decio Lopes, Supervisor
* Ryan Furtado, Engineering Department
Penny Turner, Minute Recorder

ABSENT: Tyler Rizutto sent regrets.

Chair Petersen outlined the procedure which the Committee would follow in dealing with applications and then called for a poll of Disclosures of Interest. The Assistant Secretary Treasurer polled the Committee Members.

DISCLOSURE OF INTEREST: None

CONFIRMATION OF AGENDA: Agenda was confirmed as presented.

APPROVAL OF MINUTES: Minutes from February 27, 2025, and March 27, 2025, are deferred to the meeting in May.

APPLICATIONS

1. Application No. **A -04-2025** Dave Daciw
309 Hartviksen Street

The Assistant Secretary-Treasurer provided an overview of the Minor Variance application. The purpose of the application is to seek permission under section 45(2) a) i) of the Planning Act to expand a legal non-conforming use. The proposed expansion includes increasing the Ground Floor Area of the Detached House from 110.73m² to 125.126m² with a rear setback of 24.08m.

The agent Dave Daciw confirmed the sign was posted.

COMMENTS:

The Assistant Secretary-Treasurer read correspondence,

- Synergy North had no comments or concerns.
- Building Services and Engineering had no comment or concerns.
- Parks and Open Spaces had no comments or concerns.

Planning Technician Mezzatesta presented Planning Comments, the application is consistent with the Provincial Planning Statement and does not conflict with the Growth

Plan for Northern Ontario, the Official Plan, or the Zoning By-Law. Planning Services supports the application as presented.

Members had no questions.

Chair Petersen called for a vote. All members were in favour. The majority of members have supported the approval of the application, and therefore the application was approved.

2. Application No. **A-09-2025** Robert Nigro
304 River Street

The Assistant Secretary-Treasurer provided an overview of the Minor Variance application. The Minor Variance application is to gain relief from Zoning By-Law 1-2022, as set forth in the application to decrease the minimum lot area from 300m² to 294.6m².

Robert Nigro confirmed the sign was posted.

COMMENTS:

The Assistant Secretary-Treasurer read the correspondence,

- Engineering and Synergy North had no comments or concerns.
- Building Services commented that a permit would be required, lead water service on private side (would require upgrade to copper service), ensure adequately sized for additional load.
- Parks and Open Spaces had no comments.

Planner Crago presented the Planning Comments confirming the application is consistent with the Provincial Planning Statement, does not conflict with the Growth Plan for Northern Ontario, the Official Plan, and the Zoning By-Law, and confirms the four tests were met. Planning Services supports the application as presented. Planning Services also commented information for the applicant, that the property does not appear to comply with current landscaping requirements and through the Building Permit process, they will have to demonstrate that the landscaping will be reinstated in the paved area between the building's façade and the front property line.

Chair Petersen asked the applicant if they understood and agreed to the green space comment from Planning. The applicant understood and agreed to the comment.

Chair Petersen called for a vote. All members were in favour. The majority of members have supported the approval of the application and therefore the application was approved.

3. Application No. **A-10-2025** Mike Vecchio
409 Dufferin Street

The Assistant Secretary-Treasurer provided an overview of the Minor Variance. The Minor Variance application is to gain relief from Zoning By-Law 1-2002 as set forth in the application to increase the maximum number of homes per lot from 6 to 7. To increase the maximum driveway width from 6.0m to 12.36m. To Decrease the minimum number of parking spaces from 9 to 7. To allow three adjacent parking spaces in a driveway at the front of the property. To allow a combination of parking lot and driveway spaces. To decrease minimum driveway width for two-way traffic leading to rear parking area from 4.5m to 3.96m.

Mike Vecchio confirmed that the sign was posted.

COMMENTS:

The Secretary-Treasurer read the correspondence,

- Engineering and Synergy North had no comments or concerns.
- Building Services commented a permit would be required, potential lead service on private side (would require upgrade to copper service), ensure adequately sized for additional load.
- Parks and Open Spaces commented there are two existing parking spaces on the existing boulevard fronting the lands on the east side of the property. There is no reference to these spaces on the Site Plan. We recommend that the removal of these two spaces and restoring the boulevard to topsoil and sod and plant material in compliance with the Boulevard Garden By-Law a condition to compensate for the allowance of 12.36m driveway instead of the standard 6m.
- Realty Services commented the 3 spaces in front if they are not able to fit on the property, they will require a license from the City to park on City owned land.
- Parking Services commented on street parking on this section of Dufferin Street is not permitted. A reduction in off–street parking may cause an inconvenience for the residents, no other concerns.
- Letters from 3 abutting neighbours concerned about lack of street parking and snow removal on Dufferin Street and spilling onto Rollins Street and one letter representing 4 abutting neighbours concerning the use of appropriate street lighting for outdoors for night sky activity viewing for the "Dark Sky Principles", to reduce light pollution, and increase privacy for neighbours.

Planning Technician Mezzatesta presented Planning Comments, confirming the application is consistent with the Provincial Planning Statement and does not conflict with the Growth Plan for Northern Ontario, and meets the general intent and purpose of the Official Plan and Zoning By-Law. Planning Services supports the application as presented with the condition:

- That prior to issuance of the required Building Permit the owner enters into a Licensing Agreement from City Realty for all usage of City owned property for parking or reconstitute the City owned lands not used for parking to the satisfaction of the Parks and Open Spaces Division.

Member Corbett asked for clarification about the "Dark Sky Principles". Planning responded that the outdoor lights be directed downwards, Urban Guidelines and Property Standards are to be followed. Member Corbett clarified that the Dark Sky Principles fall under the responsibility of Property Standards. Planning responded yes. Member Corbett asked for clarification on the number of parking spaces. Planning responded that it is one parking space per unit. Member Corbett expressed concerns for the street parking and calendar parking. Planning responded that residents could voice their concerns to Parking Authority. Member Corbett asked the applicant what his plans are for snow removal on the property. Applicant responded there is 39% surface area along the landscaping side and there is sufficient room for parking and snow. Member Corbett asked about drainage issues due to snow. Engineering responded that concerns be directed to By- Law and Engineering if there is excess water on the property and not draining due to snow blocking drainage. Member Pascuzzo asked how many spaces are being removed on the boulevard and what the impact of this is going to be. Planning responded that there 7 spaces on sites, 4 in the rear, 3 in the front, 2 paved on the boulevard. Applicant wishes to contain all parking on site, discontinue on street parking, replace with soil and sod and /or continue into an agreement with the City for use.

The Assistant Secretary-Treasurer read the condition. Chair Petersen asked the applicant if they understood and agreed the condition. The applicant understood and agreed to the condition and asked for clarification on the option to utilize the parking on the boulevard if entering the agreement. Planning responded yes and the applicant agreed.

Chair Petersen called for a vote. All members were all in favour. The majority of members have supported the approval of the application and therefore the application was approved.

4. Application No. **B-11-2025** Colin Robertson
5046 Townline Road

The Assistant Secretary-Treasurer provided an overview of the Consent of Sever application. The purpose of the application is to facilitate a lot addition of a triangular parcel with 288.7m lot depth, 15904.5m² lot area from 5020 Townline Road to be added to 5046 Townline Road.

Colin Robertson confirmed the sign was posted.

COMMENTS:
The Assistant Secretary-Treasurer read the correspondence,

- Building Services, and Engineering had no comments or concerns.
- Synergy North had no comments or concerns.
- Parks and Open Spaces commented that they will not be requesting Parkland Dedication and Street Tree fee as severance does not result in buildable new lot and is outside of urban limit of the city.

Planner Crago presented the Planning Comments, the application is consistent with the Provincial Planning Statement, does not conflict with Growth Plan for Northern Ontario, and conforms to the Official Plan and is bringing the property closer to compliance with Zoning By-Law. Planning Services supports the application with the following conditions:

- The applicant shall submit to the Secretary- Treasurer, a proper legal description of any easements and the lands to be severed including confirmation of the lot frontage, lot depth, and lot area of the surveyed parcel, prepared by an Ontario Land Surveyor.
- That the parcel to be severed is conveyed to the registered owner of Part of Section 46 McIntyre As in Mc:7964; S/T Tbr337453 and registered in the same name and interest, and that section 50(3) of the Planning Act R.S.O. 1990 shall apply to all subsequent conveyances and transactions.

Member Pascuzzo asked about the parcel of land with the railway in it, how land is incorporated in the parcel. Planning responded the land is city owned that has the railway on it and it is landlocked. Pascuzzo commented that the severed piece will be added to the city owned land then tied to the severed parcel. Planning replied that is the intention but would not require consent, but applicant would need to consult a lawyer to see if it is possible. Pascuzzo asked applicant if he has made arrangements to gain access to property due to piece of it being city owned. Applicant responded that city has mentioned creating a multi-use trail for future use and he knows for future development he would require an easement. At this time, there would be no development, the lot would be maintained from debris and tree deadfall. Applicant would be interested in purchasing land in future if it came possible from the City.

The Assistant Secretary-Treasurer read the conditions. Chair asked the applicant if they understood and agreed to the conditions. The applicant understood and agreed to the conditions.

Chair Petersen called for the vote. All members were in favour. The majority of the members have supported the approval of the application and therefore the application was approved.

5. Application No. **A-12-2025** 1000408790 Ontario Inc./John McRae
61 South Court Street

The Assistant Secretary-Treasurer provided an overview of the Minor Variance application. The Minor Variance application is to increase the maximum front setback from 3.0m to 3.81m and to increase the maximum exterior side setback from 3.0m to 6.38m.

The agent John McRae confirmed the sign was posted.

COMMENTS:
The Assistant Secretary-Treasurer read the correspondence.

- Engineering, and Synergy North, all had no comments.
- Building Services commented that building and demolition permits would be required, need to confirm adequate clearance to overhead conductors, ensure adequate storm sewer, water service and building sewer provided for proposed use.
- Parks and Open Spaces had no comments.

Planning Technician Mezzatesta presented the Planning Comments, the application is consistent with the Provincial Planning Statement, does not conflict with the Growth Plan for Northern Ontario, meets the general intent and purpose of the Official Plan and the Zoning By-Law. Planning Services supports the application as presented.

Opposing Speaker is an abutting neighbour, and her daughter spoke on her behalf. They voiced concerns of property damage to their home from previous construction project with the same contractor and the mistreatment they received in the dealing with them. They wanted to know who to contact for damages, more information, to be treated fairly, with dignity and respect.
Member Pascuzzo commented on their bravery for expressing their issues and asked Planning who they should contact. Planning commented that if a Zoning By-Law has been broken to contact By-Law Enforcement, contact Building Services for Permits and Inspections. Planning also noted that there was a clerical error on some the paperwork, saying their home was closer to the project when it really was not, and they should stay in touch with the city and the Secretary – Treasurer for information. The Opposing Speaker said it was difficult to clarify concerns with the city, and to find information on webpages, and they were concerned with their safety. Chair Petersen expressed that speaker stay in contact with the Secretary -Treasurer and the city for information. Chair Petersen asked the applicant which setback has the powerline. The applicant responded the front yard setback has the powerline and the parking is the side setback exterior. Chair Petersen asked the applicant if he would be in touch with the neighbours to discuss any concerns and the applicant responded yes. All Members and Chair Petersen empathized with speaker and commended them for their bravery for speaking out on their issues and encouraged them to continue to stay in contact with the city for information and with the Secretary-Treasurer. Chair Petersen commented that there is no requirement for parking, yet the applicant is providing space. Applicant responded that they felt the need to accommodate the needs for their tenants.

Chair Petersen called for a vote. All were in favour. The majority of the members have supported the approval of the application and therefore the application was approved.

6. Application No. **A-13-2025** — Laura Latus, 161 Bruin Crescent

The Assistant Secretary-Treasurer provided an overview of the Minor Variance. The Minor Variance application is to decrease minimum interior side setback from 3m to 1.5m along all interior side lot lines.

Laura Latus confirmed the sign was posted.

COMMENTS:
The Secretary-Treasurer read the correspondence.

- Synergy North had no comments.
- Engineering and Parks and Open Spaces had no comments.
- Building Services commented that a permit would be required.

Planner Crago presented the Planning Comments, the application is consistent with Provincial Planning Statement, does not conflict with the Growth Plan for Northern Ontario, and passes the four tests, and meets the requirements for the Zoning By-Law. Planning Services supports the application as presented.

Member Pascuzzo asked about the environmental overlay and how it factors onto this property. Planning responded that if the applicant wants to develop on the property, they will require a permit from Lakehead Regional Conservation Authority. Member Pascuzzo asked applicant if they understood this requirement and applicant agreed.

Chair Petersen called for a vote. All were in favour. The majority of the members have supported the approval of the application and therefore the application was approved.

7. Application No. **B-14-2025** Mike Vecchio
765 Mercier Street

The Assistant Secretary-Treasurer provided an overview of the Consent to Sever application. The Consent to Sever applicant is to facilitate a lot addition of a parcel with a 20m width, 46.42m length and 928.4m² of area from 765 Mercier Street, to merge with the adjacent vacant southerly lot. No new lots are being created.

Mike Vecchio confirmed the sign was posted.

COMMENTS:
The Assistant Secretary-Treasurer read the correspondence,

- Synergy North all had no comments and or concerns.
- Building Services commented that a permit is required, site servicing required for development.
- Parks and Open Spaces commented no opposition to the application and not asking for Parkland Dedication or Street Tree fee as it is a lot addition and does not result in creation of new buildable lot.

Engineering Comments presented by Engineer Furtado, no opposition from Engineering, with the following condition:

- That the applicant shall submit an updated lot grading and drainage plan for the severed and retained properties and shall construct drainage facilities and dedicate easements as required to the Satisfaction of the Engineering and Operations Division.

Planner Labelle presented the Planning Comments, confirming that the application is consistent with Provincial Planning Statement, does not conflict with Growth Plan for Northern Ontario, and conforms to the Official Plan and Zoning By-Law. Planning Services supports the application as presented with the following conditions:

- The applicant submits to the Secretary-Treasurer, a proper legal description of the lands to be severed or retained, satisfactory to the Land Registry Office including confirmation of the lot frontage, lot depth, and lot area of the surveyed parcel, as may be prepared by an Ontario Land Surveyor.
- That the parcel to be severed is conveyed to "PLAN 624 PT LOT 55R 15143 PART 3" (Lot 55) and registered in the same name and interest, and that Section

50(3) of the Planning Act R.S.O. 1990 shall apply to all subsequent conveyances and transactions.

- That satisfactory evidence is submitted to the Secretary-Treasurer from a solicitor identifying the form of registration of the said abutting lands to which the severed parcel is to be conveyed and
- That application A-15- 2025 is approved by the Committee of Adjustment.

Member Corbett asked if property from application A-15-2025 is going to be left separate or will it be added to the severed property. Planning responded that it will be added to the severed property.
Member Pascuzzo asked what is holding symbol on the property. Planning responded that it is a development plan for future development as there is a road allowance at the back of the property and it is to ensure that street scape is not impacted in the future of a future subdivision. Member Roy asked what drainage facilities are. Engineering responded it is standard language in a condition in case of future development is needed. Member Roy asked for clarification of what the hold is on the back of the property. Planning responded that the area is city owned property at the back of the property. Chair Petersen commented that the parcel previous severed in front everything related to the Northwest Community Plan has been taken care of in relation to original severance and does not apply to this application and Engineering agreed. Chair asked applicant how long he has owned the parcel. Applicant responded approximately one year. Chair Petersen commented about the local improvements that occurred in the area and asked if the applicant's legal counsel gave him the information and if it was paid out at some point. Applicant responded that it was paid out and the piece of the property at the back was given to the city for future road development. Chair Petersen asks if the approval of the application impacts the lot enlargement. Planning responded it impacts the future development of the lands as 20m is deficient for the frontage as 22m is needed. Chair asked Planning for their opinion of keeping the condition as is. Planning responded that is up to the Committee to vote for approval or not of an application. Chair Petersen asked the applicant if he would still want the parcel of land if the application was not approved. The applicant responded that he would still want the property if the application was denied. Member Corbett asked the applicant if there would be access to the property and the applicant responded there would be access to the property. Chair Petersen asked each member their thought on keeping the condition approval statement in. Member Phillips commented he would still approve and agreed to remove the condition. Member Pascuzzo responded that the applicant could come back and apply again if the variance is denied, if the condition is removed or do what he wants with the property with the condition removed, suggested to do the variance next and see what happens. Member Roy commented that if it is needed yes, but if it is not quite necessary, supports not having it in. Member Corbett commented that she was not comfortable with removing the condition as Planning has done it's good planning and suggests hearing the variance application.
Chair Petersen suggest hearing the variance application concurrently with the severance application, then vote on the applications afterwards.

The Assistant Secretary-Treasurer read the conditions. Chair Petersen asked the applicant if he understood and agreed to the conditions. The applicant understood and agreed to the conditions.

Chair Petersen called for the vote. All members were in favour. The majority of the members have supported the approval of the application and therefore the application was approved.

8. Application No. **A-15-2025** — Mike Vecchio
   Vacant lot (Lot 55) Immediately abutting
   The South side of 765 Mercier Street

April 24, 2025

The Assistant Secretary-Treasurer provided an overview of the Minor Variance application. The Minor Variance application is to permit minimum lot frontage of 20m for the vacant southerly lot and to permit a minimum landscaped area of 12% for the vacant southerly lot.

Mike Vecchio confirmed the sign was posted.

COMMENTS:
The Secretary-Treasurer read the correspondence.

- Synergy North and Engineering all had no comments.
- Parks and Open Spaces commented no opposition to decreasing the minimum frontage.
- Parks and Open Spaces commented that do not support the reduction of the decrease in the minimum landscape area from 20% lot area to 12% of the lot area with the Site Plan as shown and together with the reduction and the minimum frontage. With two driveways proposed and parking stall #10 in the front yard this is a high amount of hard impervious surface in the front yard visually and for storm water management. Without parking stall #10 in the front yard, we would have no opposition to the minor variance.
- Solid Waste and Recycle commented the garbage shed will not be adequate (not sure if comments are required now or when the building plans submitted for 6plex on Mercier)

Planner Labelle presented the Planning Comments, for the requested variance to reduce the minimum lot frontage is consistent with the Provincial Planning Statement, does not conflict with the Growth Plan for Northern Ontario, meets the general intent and purpose of the Official Plan and Zoning By-Law. The requested variance to reduce the minimum landscaping is consistent with the Provincial Planning Statement, does not conflict with the Growth Plan for Northern Ontario, does meet the general intent and purpose of the Official Plan, does not meet the general intent and purpose of the Zoning By-Law. Planning recommends that the reduction to landscaping be revised to 15%. Planning Services supports a partial approval of the lot frontage reduction for A-15-2025.

Member Corbett asked what happens when there is internal conflict between departments and there is opposition to decisions, who makes the final decision. Planning responded that the decision or recommendation is up to Planning Services. Member Pascuzzo asked about how much space is the 3% difference. Chair Petersen converted the difference to 579^2 feet of space. Planning commented that they were opposed to the reduction of landscaping but trying to work with applicant trying to accommodate for more than require parking. Applicant responded that trying to be useful in supplying more parking even though knowing it is one space per unit. Planning responded that with the removal of four parking spaces it equals the 15% of the landscaping. The applicant is agreeable to the removal of the four spaces. Chair Petersen asked green space versus parking spaces supported in the Official Plan. Planning responded the Official Plan supports green spaces over parking spaces. The applicant agreed to the removal of four parking spaces and the 15% landscaping. Member Corbett asked if the parking could be added to the other property. Planning responded it is not allowed as per the Site Plan submitted.

The Assistant Secretary-Treasurer read the condition. Chair Petersen asked the applicant if he understood and agreed to the condition. The applicant understood and agreed to the condition.

Chair Petersen called for a vote. All members were in favour. The majority of the members have supported the approval of the application and therefore the application was approved.

OLD BUSINESS - none

NEW BUSINESS Member Pascuzzo asked about the report to council, how this will effect new changes in Planning. Supervisor Lopes commented that granting simple consents (not pinned with variances), easements, rights of way, leases over 21 years, lot additions, validation of title are examples of some the items that would be going to staff delegation and would have a small impact on Committee of Adjustment. Member Pascuzzo asked what the next steps would be. Supervisor Lopes responded there would be an Official Plan Amendment, public meeting notices, public decision meeting, research, protocols, Planning Acts, and Standard Operating Procedures. Chair Petersen asked which type of consents are being considered. Supervisor Lopes responded side by side semi, consent new lot creation. Chair Petersen asked about how these applications not coming to public hearing, circulation, what does this accomplish. Supervisor Lopes responded that with best practises to see what would go to committee or delegation staff, it would be simpler, save time and better customer service at the front line. Chair Petersen asked what if there is an objection. Supervisor Lopes responded that with researching scenarios, leads to operating standards to when to go to committee or not, plus issues would be identified through services at counter and through pre-consultation process, client would be aware, and issues could be dealt with ahead of time. In research, minor variance is to stay the same in the Planning Act. And some non- conforming sections. Legislation allows minor zoning amendments (such as holding symbols removal, temporary use by-laws at council). In research, some cities have staff delegation to do minor variances. Member Roy asked what impact is of the one-off application. Chair Petersen responded it speeds up the application process.

Member Corbett asked if there could be an information sheet created and presented at the meetings for members of the public containing contact information of City for different areas such as By-Law Enforcement, Parking Authority, to be easily accessible and customer friendly.

Chair Petersen reminded that this is where the four tests come in, is minor or major and to talk to staff such as the Secretary-Treasurer for more information. Member Corbett again commented that for some residents it is difficult to navigate the webpages, or English is not first language so a handout page would be a good idea. Member Roy also supported the hand sheet for better customer service.

Planning Services clarified with members how they would prefer to receive their documents as some the members had difficulties opening the documents for this meeting or did not receive them in emails.

ADJOURNMENT

The meeting was adjourned at 4:08 p.m.

CHAIR

SECRETARY-TREASURER

THE DISTRICT OF THUNDER BAY
SOCIAL SERVICES ADMINISTRATION BOARD

BOARD MINUTES

MINUTES OF BOARD (CLOSED SESSION) MEETING NO. 14/2025 OF THE DISTRICT OF THUNDER BAY SOCIAL SERVICES ADMINISTRATION BOARD

DATE OF MEETING:	September 18, 2025
TIME OF MEETING:	10:11 a.m.
LOCATION OF MEETING:	Microsoft Teams & 3rd Floor Boardroom TBDSSAB Headquarters 231 May Street South Thunder Bay, ON
CHAIR:	Brian Hamilton

PRESENT:

Albert Aiello
Ken Boshcoff
Anne Marie Bourgeault
Gordon Cuthbertson
Chris Eby
Kasey Etreni
Brian Hamilton
Elaine Mannisto
Jim Moffat
Dominic Pasqualino
Jim Vezina

OFFICIALS:

Ken Ranta, Chief Executive Officer
Richard Jagielowicz, Director, Corporate Services Division
Crystal Simeoni, Director, Integrated Social Services Division
Shari Mackenzie, Manager, Human Resources
Dianne Lampi, Manager, Housing Operations
Aaron Park, Manager, Housing & Homelessness Programs
Marty Read, Manager, Infrastructure & Asset Management
Bindiya Patel, Communications Assistant
Glenda Flank, Recording Secretary

REGRETS:

Meghan Chomut
Greg Johnsen
Kathleen Lynch

GUESTS:

Note: For the purposes of the Minutes references to TBDSSAB or the Board refers to The District of Thunder Bay Social Services Administration Board of Directors as relevant to specific agenda items; references to TBDHC or the Board refers to the Directors of Thunder Bay District Housing Corporation as relevant to specific agenda item. References to CEO refer jointly to the Chief Executive Officer of TBDSSAB and Senior Administrator of TBDHC.

BOARD MEETING

DISCLOSURES OF INTEREST

None

REPORTS OF ADMINISTRATION

2026 TBDSSAB Market Rent Report

Memorandum from Dianne Lampi, Manager, Housing Operations, (Integrated Social Services Division) dated August 29, 2025, was presented to the Board providing confidential information to Report No. 2025-24.

Crystal Simeoni, Director, Integrated Social Services provided a brief overview and responded to questions.

Ken Ranta, CEO, provided clarification and responded to questions.

At 10:17 a.m. Marty Read, Manager, Infrastructure & Asset Management, joined the meeting.

Nipigon Direct-Owned Housing Property Options

Memorandum from Richard Jagielowicz, Director, Corporate Services Division, dated September 2, 2025, was presented to the Board providing confidential information to Report No. 2025-25 and Administration's recommended action plan for the vacant direct-owned Nipigon housing properties.

Ken Ranta, CEO provided an overview on the confidential portion of Administration's recommendation for the property and responded to questions.

Richard Jagielowicz, Director, Corporate Services provided further information and responded to questions.

At 10:28 a.m. Dianne Lampi, Manager, Housing Operations and Marty Read, Manager, Infrastructure & Asset Management left the meeting and Aaron Park, Manager, Housing & Homelessness Programs, joined the meeting.

COCHI – OPHI Capital Projects

Memorandum from Aaron Park, Manager, Housing & Homelessness Programs, (Integrated Social Services Division) dated August 29, 2025, was presented to the Board providing the Board with confidential information regarding the proposed Capital projects referenced in Report No. 2025-26.

ADJOURNMENT

Resolution No. 25/CS07

Moved by: Gordon Cuthbertson
Seconded by: Dominic Pasqualino

THAT the Board (Closed Session) Meeting No. 14/2025 of The District of Thunder Bay Social Services Administration Board, held on September 18, 2025, be adjourned at 10:29 a.m., to reconvene in Regular Session to consider the remaining agenda items.

CARRIED

Chair

Chief Executive Officer

THE DISTRICT OF THUNDER BAY
SOCIAL SERVICES ADMINISTRATION BOARD

BOARD MINUTES

MINUTES OF BOARD (REGULAR SESSION) MEETING NO. 13/2025 OF THE DISTRICT OF THUNDER BAY SOCIAL SERVICES ADMINISTRATION BOARD

DATE OF MEETING: September 18, 2025

TIME OF MEETING: 10:00 a.m.

LOCATION OF MEETING: Microsoft Teams &
3rd Floor Boardroom
TBDSSAB Headquarters
231 May Street South
Thunder Bay, ON

CHAIR: Brian Hamilton

PRESENT:

Albert Aiello
Ken Boshcoff
Anne Marie Bourgeault
Gordon Cuthbertson
Chris Eby
Kasey Etreni
Brian Hamilton
Elaine Mannisto
Jim Moffat
Dominic Pasqualino
Jim Vezina

REGRETS:

Meghan Chomut
Greg Johnson
Kathleen Lynch

OFFICIALS:

Ken Ranta, Chief Executive Officer
Richard Jagielowicz, Director, Corporate Services Division
Crystal Simeoni, Director, Integrated Social Services Division
Shari Mackenzie, Manager, Human Resources
Dianne Lampi, Manager, Housing Operations
Marty Read, Manager, Infrastructure & Asset Management
Aaron Park, Manager, Housing & Homelessness Programs
Dawnette Hoard, Manager, Child Care & Early Years Programs
Tafadzwa Mukubvu, Manager, Finance
Tomi Akinyede, Supervisor, Research & Social Policy
Bindiya Patel, Communications Assistant
Glenda Flank, Recording Secretary

GUESTS:

Note: For the purposes of the Minutes references to TBDSSAB or the Board refers to The District of Thunder Bay Social Services Administration Board of Directors as relevant to specific agenda items; references to TBDHC or the Board refers to the Directors of Thunder Bay District Housing Corporation as relevant to specific agenda items. References to CEO refer jointly to the Chief Executive Officer of TBDSSAB and Senior Administrator of TBDHC.

BOARD MEETING

DISCLOSURES OF INTEREST

None

NEW BUSINESS

Kasey Etreni, Board Member requested that an item of new business be added to the Agenda, regarding directing Administration to attend at the District of Thunder Bay Municipal Council meetings to present the TBDSSAB budget be added to the Agenda.

A brief discussion was held regarding expanding the scope of the presentation to District Councils. On consensus, the matter to be added to the October Agenda.

CONFIRMATION OF BOARD MEETING AGENDA

Resolution No. 25/55

Moved by: Dominic Pasqualino
Seconded by: Kasey Etreni

THAT with respect to the agenda for the Board Regular and Closed Session meetings of The District of Thunder Bay Social Services Administration Board for September 18, 2025, we approve the agendas as presented;

AND THAT we approve any additional information and new business.

CARRIED

MINUTES OF PREVIOUS MEETINGS

Board Meetings

Minutes of Meeting No. 11/2025 (Regular Session) and Meeting No. 12/2025 (Closed Session) of The District of Thunder Bay Social Services Administration Board, held on June 19, 2025, were presented for confirmation.

Resolution No. 25/56

Moved by: Jim Moffat
Seconded by: Anne-Marie Bourgeault

THAT the Minutes of Meeting No. 11/2025 (Regular Session) and Meeting No. 12/2025 (Closed Session) of The District of Thunder Bay Social Services Administration Board, held on June 19, 2025, respectively, be confirmed.

CARRIED

Committee/Table Meetings

Draft Minutes of the Audit Committee Meeting held on April 3, 2025 were presented for information.

Draft Minutes of the CCEY Advisory Table Meeting held on June 16, 2025 were presented for information.

Draft Minutes of the Situation Analysis Review Committee Meeting held on June 19, 2025 were presented for information.

Draft Minutes of the HPP Advisory Table Meeting held on June 27, 2025 were presented for information.

CLOSED SESSION MEETING

Administration recommended that the Board adjourn to a closed meeting relative to receipt of information with respect to identifiable individuals and with respect to security of the property of the Corporation.

Resolution No. 25/57

Moved by: Jim Vezina
Seconded by: Chris Eby

THAT the Board adjourns to Closed Session relative to receipt of information with respect to identifiable individuals regarding the TBDSSAB 2026 Market Rent Report and relative to receipt of information with respect to security of the property of the Corporation regarding the Nipigon Direct-Owned Housing Property Options and COCHI – OPHI Capital Projects.

CARRIED

DEPUTATION/PRESENTATION

None

At 10:30 a.m. Dianne Lampi, Manager, Housing Operations and Marty Read, Manager, Infrastructure & Asset Management, joined the meeting.

REPORTS OF ADMINISTRATION

2026 TBDSSAB Market Rent Report

Report No. 2025-24 (Integrated Social Services Division) was presented to the Board providing information and Administration's recommendation regarding the 2026 market rents for the TBDSSAB owned units.

Crystal Simeoni, Director, Integrated Social Services provided a brief overview of the report and responded to questions.

Resolution No. 25/58

Moved by: Chris Eby
Seconded by: Kasey Etreni

THAT with respect to Report No. 2025-24 (Integrated Social Services Division) we, The District of Thunder Bay Social Services Administration Board, approve the 2026 market rents as outlined in Confidential Attachment #1 of Report No. 2025-24, presented in Closed Session'

AND THAT any approved market rent increase be effective February 1, 2026.

CARRIED

Nipigon Direct-Owned Housing Property Options

Report No. 2025-25 (Corporate Services and Integrated Social Services Division) relative to providing the Board with information regarding the Nipigon Direct-Owned Housing Property Options and Administration's recommended option.

A memorandum from Richard Jagielowicz, Director, Corporate Services Division was presented in Closed Session providing the closed session information and Administration's recommended option relevant to the confidential information provided.

Ken Ranta, CEO provided a brief overview of Administration's recommendation and responded to questions.

Crystal Simeoni, Director, Integrated Social Services responded to questions.

Resolution No. 25/59

Moved by: Elaine Mannisto
Seconded by: Kasey Etreni

THAT with respect to Report No. 2025-25, (Corporate Services and Integrated Social Services Divisions), we, The District of Thunder Bay Social Services Administration Board, approve receipt of the Nipigon Direct-Owned Housing Property Options;

AND THAT the Board directs Administration to engage in a design and costing exercise for the development of a tri-plex residential building located on the 170 Wadsworth property;

AND THAT the Board directs Administration to prepare a report with an action for the properties in Nipigon to be presented at the December Board meeting.

CARRIED

Resolution No. 25/60

Moved by: Ken Boshcoff
Seconded by: Anne-Marie Bourgeault

THAT with respect to Report No. 2025-25 Confidential Attachment #1 (Corporate Services and Integrated Social Services Divisions) we, The District of Thunder Bay Social Services Administration Board direct Administration to proceed as directed in Closed Session.

CARRIED

At 10:38 a.m. Dianne Lampi, Manager, Housing Operations and Marty Read, Manager, Infrastructure & Asset Management, left the meeting and Aaron Park, Manager, Housing & Homelessness Programs and Michelle Wojciechowski, Manager, Intake & Eligibility, joined the meeting.

COCHI and OPHI Investment Plan
2025-26

Report No. 2025-26 (Integrated Social Services Division) was presented to the Board providing information on the Canadian-Ontario Community Housing Initiative and Ontario Priorities Housing Initiative Capital Funding and Administration's recommendation for approval of the proposed Investment Plan.

Ken Ranta, CEO provided an update on the signed Agreement, provided a brief overview on the report and responded to questions.

Crystal Simeoni, Director, Integrated Social Services provided further information and responded to questions.

Resolution No. 25/61

Moved by: Ken Boshcoff
Seconded by: Dominic Pasqualino

THAT with respect to Report No. 2025-26 (Integrated Social Services Division) and Resolution No. 25/53 we, The District of Thunder Bay Social Services Administration Board (the Board), confirm the Chair and the Chief Executive Officer's execution of the Transfer Payment Agreement for the Canada-Ontario Community Housing Initiative and the Ontario Priorities Housing Initiative and submission to the Ministry of Municipal Affairs and Housing;

AND THAT the Board approve the 2025-26 Investment Plan for the Canada-Ontario Community Housing Initiative and the Ontario Priorities Housing Initiative programs and authorize the Chief Executive Officer to execute the plan and submit to the Ministry of Municipal Affairs and Housing;

AND THAT the Board authorizes the Chief Executive Officer to execute any required agreements or documentation for the delivery of the Canada-Ontario Community Housing Initiative and the Ontario Priorities Housing Initiative programs;

AND THAT any necessary By-law be presented to the Board for consideration20258.

CARRIED

Update to the Community Housing Local
<u>Service Standards</u>

Report No. 2025-27 (Integrated Social Services Division) was presented to the Board providing Administration's recommendation regarding the proposed changes to the Local Service Standards.

Crystal Simeoni, Director, Integrated Social Services provided a brief overview of the report and responded to questions.

Ken Ranta, CEO, provided further information.

Aaron Park, Manager, Housing & Homelessness Programs responded to questions.

Resolution No. 25/62

Moved by: Gordon Cuthbertson
Seconded by: Jim Vezina

THAT with respect to Report No. 2025-27 (Integrated Social Services Division), we The District of Thunder Bay Social Services Administration Board approve the proposed changes to the Local Service Standards as presented.

CARRIED

Transfer of Investment in Affordable
Housing Agreement – 175 Bell St.
Nipigon, Ontario

Report No. 2025-28 (Integrated Social Services Division) was presented to the Board providing information on the potential sale of an Investment in Affordable Housing funded property, and providing Administration's recommendation regarding consent for the assignment of the IAH Contribution Agreement.

Ken Ranta, CEO, provided a brief overview of the report and responded to questions.

Aaron Park, Manager, Housing & Homelessness Programs provided further information and responded to questions.

Resolution No. 25/63

Moved by: Ken Boshcoff
Seconded by: Jim Moffat

THAT with respect to Report No. 2025-28 (Integrated Social Services Division) we, The District of Thunder Bay Social Services Administration Board, consent to the transfer of the Investment in Affordable Housing for Ontario Program - Rental Housing Component Service Manager Contribution Agreement from the Township of Nipigon to Atlas Properties Inc.;

AND THAT we authorize the Chief Executive Officer to execute any related documentation required;

AND THAT a copy of the resolution be provided to the Ministry of Municipal Affairs and Housing.

CARRIED

At 10:59 a.m. Ken Boshcoff, Board Member left the meeting.

TBDSSAB Supported Affordable and
Transitional Housing Update

Report No. 2025-29 (Integrated Social Services Division) was presented to the Board providing information regarding the Affordable and Transitional housing projects that have been completed or are under development through TBDSSAB investment since 2014.

Ken Ranta, CEO provided a brief update and responded to questions.

Aaron Park, Manager, Housing & Homelessness Programs responded to questions.

Crystal Simeoni, Director, Integrated Social Services provided further information.

At 11:08 a.m. Aaron Park, Manager, Housing & Homelessness Programs, left the meeting and Dawnette Hoard, Manager, Child Care & Early Years joined the meeting.

Child Care Fee Subsidy Rates 2026

Report No. 2025-30 (Integrated Social Services Division) was presented to the Board providing information and the rationale regarding determining the maximum school age child care rates for fee subsidy recipients for the 2026 budget year.

Ken Ranta, CEO responded to questions.

Resolution No. 25/64

Moved by: Elaine Mannisto
Seconded by: Albert Aiello

THAT with respect to Report No. 2025-30 (Integrated Social Services Division), The District of Thunder Bay Social Services Administration Board, approve the maximum school age child care rates for fee subsidy recipients, effective January 1, 2026, as presented.

CARRIED

At 11:12 a.m. Dawnette Hoard, Manager, Child Care & Early Years and Michelle Wojciechowski, Manager, Intake & Eligibility, left the meeting.

2024-27 Strategic Plan – 2025 Second Quarter Update

Report No. 2025-31 (Chief Executive Officer Division) was presented to the Board providing the second quarter update on status of the objectives of the 2024-27 Strategic Plan.

Ken Ranta, CEO provided a brief overview of the Strategic Plan 2nd Quarter Update and responded to questions.

Resolution No. 25/65

Moved by: Jim Vezina
Seconded by: Dominic Pasqualino

THAT with respect to Report No. 2025-31 (Chief Executive Officer Division) we, The District of Thunder Bay Social Services Administration Board, receive the 2024-27 Strategic Plan – 2025 Second Quarter Update for information only.

CARRIED

Situation Analysis Implementation Plan Update

Report No. 2025-32 (Chief Executive Officer Division) was presented to the Board providing an update on the Situation Analysis Implementation Plan and Administration's recommendation regarding draft Terms of Reference for an Indigenous Advisory Table.

Ken Ranta, CEO provided a brief overview of the report, background on the development of the Terms of Reference and responded to questions.

Resolution No. 25/66

Moved by: Kasey Etreni
Seconded by: Albert Aiello

THAT with respect to Report No. 2025-32 (Chief Executive Officer Division) we, The District of Thunder Bay Social Services Administration Board, receive the Situation Analysis Implementation Plan update for information only;

AND THAT the Board approves the draft Terms of Reference for the creation of an Indigenous Advisory Table and directs Administration to proceed with a recruitment process.

CARRIED

At 11:44 a.m. Tafadzwa Mukubvu, Manager, Finance joined the meeting.

Enterprise Risk Management – Annual Update

Report No. 2025-33 (Corporate Services Division) was presented to the Board providing an update on the organization's Enterprise Risk Management (ERM) Framework.

Richard Jagielowicz, Director, Corporate Services provided a brief overview of the ERM process and responded to questions.

Tafadzwa Mukubvu, Manager, Finance provided an overview of the ERM summary of updates and responded to questions.

2025 Second Quarter Financial Report

Report No. 2025-34 (Corporate Services Division) was presented to the Board providing the 2025 Second Quarter Financial Report, projection to year-end and the progress of key performance indicators.

At 11:55 a.m. Tafadzwa Mukubvu, Manager, Finance left the meeting and Tomi Akinyede, Supervisor, Research & Social Policy joined the meeting.

2025 Second Quarter Operational Report

Report No. 2025-35 (Integrated Social Services Division) was presented to the Board providing an update containing the trends within TBDSSAB programs and services.

Ken Ranta, CEO provided a brief introduction to the report.

Tomi Akinyede, Supervisor, Research & Social Policy provided highlights of the report and responded to questions.

Ken Ranta, CEO provided clarification and responded to questions.

CORRESPONDENCE

TBDSSAB AMO Position Papers

Letter from Krista Power, Director of Legislative Services & City Clerk, City of Thunder Bay dated August 13, 2025 providing a resolution endorsing TBDSSAB's position papers presented at the 2025 Association of Municipalities of Ontario Conference in August was presented for information.

Municipality of Shuniah Resolution No. 226-25 dated July 8, 2025 endorsing TBDSSAB's position papers presented at the 2025 Association of Municipalities of Ontario Conference in August was presented for information.

At 12:06 p.m. Tomi Akinyede, Supervisor, Research & Social Policy left the meeting.

City of Thunder Bay 2026 Operating Budget Direction Request

Memorandum from John Collin, City Manager, City of Thunder Bay dated August 27, 2025 requesting that The District of Thunder Bay Social Services Administration Board follow the same budget increase as the City of Thunder Bay was presented for information.

Ken Ranta, CEO provided a brief overview of the request and responded to questions.

Homelessness Prevention Program Funding Allocation

Letter from the Hon. Robert Flack, MMAH dated July 18, 2025, confirming TBDSSAB's 2025-26 Funding Allocation under the Homelessness Prevention Program was presented for information.

Ken Ranta, CEO provided a brief overview and responded to questions.

BY-LAWS

None

NEXT MEETING

The next meeting of The District of Thunder Bay Social Services Administration Board will be held on Thursday, October 16, 2025 at 10:00 a.m., in the 3rd Floor Boardroom, TBDSSAB Headquarters, 231 May Street South, Thunder Bay, Ontario and via Microsoft Teams.

ADJOURNMENT

Resolution No. 25/67

Moved by: Jim Moffat
Seconded by: Jim Vezina

THAT the Board Meeting No. 13/2025 of The District of Thunder Bay Social Services Administration Board, held on September 18, 2025, be adjourned at 12:12 p.m.

CARRIED

Chair

Chief Executive Officer

City Council Report

REPORT NUMBER	335-2025-Corporate Services-Finance		
DATE PREPARED	October 16, 2025	***FILE***	
CITY COUNCIL MEETING DATE	November 4, 2025		
SUBJECT	Thunder Bay Community Auditorium Capital Reserve Fund Request		

RECOMMENDATION TO CITY COUCIL

WITH RESPECT to Report 335-2025-Corporate Services-Finance, we recommend that $119,627 be reimbursed to the Thunder Bay Community Auditorium Inc. for eligible capital repair costs, to be funded from the Thunder Bay Community Auditorium Capital Reserve Fund;

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

EXECUTIVE SUMMARY

The purpose of this Report is to seek endorsement for the request of the Thunder Bay Community Auditorium Inc. (the "Tenant") to be reimbursed from the Thunder Bay Community Auditorium Capital Reserve Fund, to pay for capital repairs recently completed within the facility and detailed in this report. This reserve fund was established in 2023 to support the long-term sustainability of the TBCA facility.

DISCUSSION

The Thunder Bay Community Auditorium (TBCA) is a City-owned facility that is operated by the Thunder Bay Community Auditorium Inc. (the "Tenant") under a lease agreement between the City (the "Landlord") and the Tenant. As per the terms of the lease, the TBCA is responsible to maintain the facility.

In 2022, City Council approved the establishment of the Thunder Bay Community Auditorium Capital Reserve Fund to support the longevity of the facility and financial sustainability of TBCA operations. An initial contribution of $100,000 was included in the City's 2023 Operating Budget with further annual contributions of $150,000 to be included in the Operating Budgets from 2024 to 2027 until the commencement of Capital Reserve Rent payments by the TBCA.

Withdrawals from the Thunder Bay Community Auditorium Capital Reserve Fund are for TBCA facility capital expenditures restricted in accordance with the TBCA lease agreement. In 2025, the TBCA has incurred $119,627 in capital improvements and has formally requested to draw from the capital reserve fund to offset these costs.

The capital improvements that were completed are essential in nature and driven by health and safety risk mitigation considerations.

Summary of Capital Improvements:

1. **Carpet Replacement** – Lobby, Mezzanine, Balcony, Dressing Rooms	
• Removal and installation	$ 67,018
• Specialized cleaning machine	$ 5,591
2. **HVAC Air Handlers**	
• Replace original units nearing end of life	$ 34,989
3. **Stage Lift Repairs**	
• New brakes and gear replacements	$ 12,029
Total	**$119,627**

The TBCA is currently developing a multi-year renovation plan that is projected to commence in 2026. This plan is intended to preserve the facility, reduce operating costs and enhance the audience's experience. TBCA is planning to return to Council in 2026 to request additional contributions from the Reserve Fund to address the renovation plan and leverage external funding opportunities.

Administration has reviewed the requested expenses and has determined that they meet the criteria for eligible use of the Thunder Bay Community Auditorium Capital Reserve Fund as a funding source.

CONSULTATION

The TBCA funding request was presented to the Finance & Administration Standing Committee on October 14, 2025. At Standing Committee there was discussion as to the future capital needs of the TBCA facility and the adequacy of the Thunder Bay Community Auditorium Capital Reserve Fund. Administration shared that the Reserve Fund was established to be an interim measure. The City would contribute to the Reserve Fund for a period of 5 years with those funds used to finance immediate capital needs. The long-term capital needs will be the responsibility of the TBCA (tenant).

Standing Committee endorsed the funding request as presented. The funding request is now presented to City Council for approval.

FINANCIAL IMPLICATION

The Thunder Bay Community Auditorium Capital Reserve Fund was created to support capital improvements in the facility. The estimated uncommitted balance in this reserve fund is currently approximately $410,000 and is sufficient to cover the requested $119,627.

BACKGROUND

The Thunder Bay Community Auditorium is a City-owned facility that is operated under a lease agreement between the City and the Tenant. In Report 221-2022, Council approved the formal changes to the arrangement between TBCA and the City effective January 1, 2023.

This report also provided City Council's approval to establish a Thunder Bay Community Auditorium Capital Reserve Fund, to be used for the exclusive purpose of capital improvements, renovations, repairs, and maintenance of the Facility operated by the TBCA.

Based on the direction within this report, Administration included an initial contribution of $100,000 to the TBCA Capital Reserve Fund in the 2023 Budget funded by the Capital General Reserve Fund. Subsequent annual contributions of $150,000 in each 2024 and 2025 which were approved through the respective annual budget processes. Additional contributions for 2026 and 2027 will be presented for Council consideration through the regular annual budget deliberations.

The completion of this transition was intended to promote greater financial responsibility for TBCA as their funds were to be fully separated from the City following the transition.

The TBCA continues to be a recipient of annual Sustaining Funding through the Community, Youth & Cultural Funding Program. Budget recommendations for 2026 will be presented to Council in January 2026 and are subject to approval in the 2026 budget. Once approved, a Funding Agreement will be executed with the TBCA to outline the terms of the sustaining grant funding.

REFERENCE MATERIAL ATTACHED

None.

REPORT PREPARED BY

Andrea Morrison CPA, CA, Director Finance, Corporate Services

REPORT SIGNED AND VERIFIED BY

Keri Greaves, CPA, Commissioner – Corporate Services & City Treasurer

10/24/2025 (MM/DD/YEAR)

City Council Report

REPORT NUMBER	351-2025-Infrastructure & Operations-Engineering		
DATE PREPARED	October 10, 2025	***FILE***	
CITY COUNCIL MEETING DATE	October 4, 2025		
SUBJECT	Application to NOHFC for Terry Fox Visitor’s Centre Improvements		

RECOMMENDATION TO CITY COUNCIL

WITH RESPECT to Report 351-2025-Infrastructure & Operations-Engineering, we recommend that Administration submit a Stage 2 application for funding to the Northern Ontario Heritage Fund Community Enhancement Program for Terry Fox Visitor Centre Improvements;

AND THAT the City be responsible for mitigating funding shortfalls related to this project;

AND THAT Appropriation #23-2025 be approved;

AND THAT Appropriation #25-2025 be approved;

AND THAT the Manager, Capital Facility Construction be identified as the signing authority for the application;

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

EXECUTIVE SUMMARY

CEDC/Tourism, with the assistance of Capital Facility Construction, submitted a Stage 1 application to the Northern Ontario Heritage Fund (NOHFC) Community Enhancement Program for funding to support renovations at the Terry Fox Visitor’s Centre.

Administration has been informed that the Stage 1 application has been approved by the funder and the City has been invited to submit a Stage 2 application. A Council Resolution is required to complete submission of the Stage 2 application.

The planned improvements will facilitate renovations not otherwise funded in capital plans and replace amenities already at or near end of life.

Appropriations for this Report and other NOHFC applications are also included.

DISCUSSION

In the 2025 budget, capital funding was approved to renew various components on the Terry Fox Visitor's Centre. The 2026 capital budget will also request funding for additional renewal work at the Centre. Utilizing this capital to leverage NOHFC funds will facilitate renovations not otherwise funded in capital plans and replace amenities already at or near end of life.

Built in 1993, the Terry Fox Visitors Centre will be approaching 33 years of age and several site, envelope and building system components are at end of life or have exceeded end of life.

With both the monument and facility now over 30 years old, modernization and renewal are essential. The high volume of visitors has led to visible wear, and uneven and weather warped walkways that pose tripping hazards. Renewing walkways will improve both accessibility and safety.

The project activities include walkway repairs and replacements (including relocating a viewfinder), monument restoration, upgrades to waste reservoirs (garbage and recycling), installation of new picnic tables and benches, installation of a water bottle filling station, increased landscaping (wayfinding and accessibility upgrades), new roofing, and updated furnishings.

As Thunder Bay's top-rated attraction on TripAdvisor, the Terry Fox Visitor Centre plays a central role in welcoming and inspiring visitors from across Canada and beyond. Continued investment is vital to maintain this status, improve accessibility, and ensure the site remains an inclusive and engaging tribute to Terry Fox's enduring legacy.

Administration has outlined the following connections to the city's Strategic Plan for City Council's information.

Growth and Prosperity: The project supports this mandate by enhancing one of the city's more iconic tourism landmarks, strengthening Thunder Bay's position as a premier stop for cross-Canada travelers and visitors. The upgrades will encourage longer visitation, driving increased spending in local hotels, restaurants, attractions, and retail businesses.

Community Safety and Well-Being: The project modernizes the facility and improves site infrastructure, incorporating enhanced accessibility, safety, and comfort for visitors of all ages and abilities.

Cost-Effective and Quality Services: The Centre and monument remain free to access, aligning with the City's commitment to cost-effective services. As the top-rated attraction on TripAdvisor, the enhancements aim to maintain its high standing and deliver the best possible visitor information services, reflecting the City's dedication to quality.

Financial Sustainability to provide and maintain services and infrastructure levels: The project extends the lifespan of the building and grounds, reducing the need for frequent and costly repairs, and supporting the City's ability to provide and maintain infrastructure over the long term.

FINANCIAL IMPLICATION

The total anticipated project cost of these infrastructure improvements is $666,773 including contingency. The following funding sources are identified:

- NOHFC $333,387 (pending approval)
- City of Thunder Bay $170,885
- CEDC Tourism Development Fund $162,502

The municipal contribution for this project is funded through the 2025 and 2026 capital budget. The project estimate includes HST and includes a contingency amount. If the NOHFC application is not successful, or if there are project overruns, Budget Appropriation(s) will be required in accordance with the Budget Policy. In addition, planned work can also be deferred to future capital years.

Appropriation #25-2025 has been prepared to include potential external funding in 2025 for this NOHFC application ($333,387) and CEDC Tourism Development Fund dollars ($162,502). In the event that funding applications are not successful, this appropriation will be withdrawn.

Appropriation #23-2025 has been prepared to include potential external funding in 2025 for the Delaney Arena and Indoor Turf Facility applications in the event that those NOHFC funding applications are successful. Approvals to apply for Phase 2 funding stream for these projects were granted in Reports #219-2025 and #168-2025 respectively.

CONCLUSION

It is concluded that Administration has been successful in a Stage 1 application to the Northern Ontario Heritage Fund's Community Enhancement Program for Terry Fox Visitor's Centre Improvements. It is further concluded that City Council should adopt a resolution to allow Administration to submit a Stage 2 application for funding.

It is also concluded that Appropriation #25-2025 and #23-2025 be approved.

BACKGROUND

Report #168-2025 authorized administration to apply for additional funding relating to the construction of the Indoor Turf Facility – a Stage 1 NOHFC application was approved and a Stage 2 application is currently being evaluated.

Report #219-2025 authorized administration to apply for Stage 2 funding for the renewal of Delaney Arena, which is currently being evaluated.

Appropriation # 23-2025 will authorize the funding to be included in the 2025 budget should those applications be successful.

REFERENCE MATERIAL ATTACHED

Attachment “A” - Appropriation #23-2025 - NOHFC

Attachment "B” – Appropriation #25-2025 - NOHFC CEDC Terry Fox

REPORT PREPARED BY

Kelvin Jankowski, Manager-Capital Facility Construction

REPORT SIGNED AND VERIFIED BY

Kayla Dixon, Commissioner – Infrastructure & Operations

October 29, 2025

The City of Thunder Bay

DATE: September 19, 2025

DEPARTMENT:
Infrastructure & Operations

REQUEST FOR APPROPRIATION CHANGE [ ]

REQUEST FOR ADDITIONAL APPROPRIATION [X]

23-2025
APPROP NO.

DIVISION:
Capital Facility Construction

WBS ELEMENT	DESCRIPTION	BUDGET AVAILABLE	INCREASE	DECREASE	ADMIN USE IM Position	ADMIN USE Fund Code
IOT-CFS-250001-CS-06-5	Delaney - Phase 2	-	2,000,000		5.10	11
IOT-CFS-250001-CS-20-6	Indoor Turf (NOHFC)	-	2,000,000		5.10	11
	Grant - NOHFC			4,000,000		
			4,000,000	4,000,000		

EXPLANATIONS/REASONS:
See Corporate Report 325-2025
Additional funding for an existing project.

Delaney project breakdown:

IOT-CFS-250001-CS-06			
IOT-CFS-250001-CS-06-1	-	Tax	Moved to debenture by internal approp
IOT-CFS-250001-CS-06-2	2,080,000	Debenture	
IOT-CFS-250001-CS-06-3	520,000	MAT RF	
IOT-CFS-250001-CS-06-4	2,408,000	Federal Grant	
IOT-CFS-250001-CS-06-5	2,000,000	-New NOHFC	
Total	7,008,000		

Indoor Turf project breakdown:

IOT-CFS-250001-CS-20		
IOT-CFS-250001-CS-20-1	595,700	Provincial Grant
IOT-CFS-250001-CS-20-2	8,003,100	Indoor Turf RF
IOT-CFS-250001-CS-20-3	5,273,400	CCBF RF
IOT-CFS-250001-CS-20-4	2,477,800	Renew Tbay RF
IOT-CFS-250001-CS-20-5	15,675,000	Debenture
IOT-CFS-250001-CS-20-6	2,000,000	-New NOHFC
Total	34,025,000	

EFFECT ON LEVEL OF SERVICE:

DECREASE	INCREASE	MAINTAINED
	X	

DATE: September 23, 2025

RECOMMENDED/APPROVED

Keri Greaves
Keri Greaves
COMMISSIONER & CITY TREASURER

John Collin
John Collin
CITY MANAGER

PREPARED BY: Cathy Wood

REVIEWED BY: *M. Miedema*, Acting COMMISSIONER
K. DIXON, COMMISSIONER
Infrastructure & Operations

VERIFIED BY: *Laurie Fors*

Laurie Fors, CPA, CGA
Supervisor, Budget & Capital Programs
Corporate Services, Finance Division

COMMITTEE OF THE WHOLE

APPROVED [ ] NOT APPROVED [ ]

DATE:____________________

The City of Thunder Bay

DATE: October 15, 2025

DEPARTMENT:
Infrastructure & Operations

REQUEST FOR APPROPRIATION CHANGE [ ]

REQUEST FOR ADDITIONAL APPROPRIATION [X]

25-2025
APPROP NO.

DIVISION:
Capital Facility Construction

WBS ELEMENT	DESCRIPTION	BUDGET AVAILABLE	INCREASE	DECREASE	ADMIN USE: IM Position	ADMIN USE: Fund Code
IOT-CFS-250001-CS-04-2	Terry Fox Tourism Centre 11	-	333,387		5.10	11
	Grant - NOHFC			333,387		
IOT-CFS-250001-CS-04-3	Terry Fox Tourism Centre 121	-	162,502		5.10	121
	Misc Revenue -CEDC Tourism Development Fund			162,502		
			495,889	495,889		

EXPLANATIONS/REASONS:
See Corporate Report 325-2025

NOHFC funding for Terry Fox Visitor Centre Improvements

Funding Source	Cost Category	Funding Type	Total Eligible Costs	Total Ineligible Costs	Total	Status and/or Supporting Document
NOHFC (max. 50% contribution)	All Eligible Categories	Conditional Contribution	$333,387	$0	$333,387	Pending
Applicant (min. 10% contribution) – City of Thunder Bay	All Cost Categories	Client Contribution	$170,885	$0	$170,885	Confirmed – approved in the 2024-2025 capital budget
CEDC Tourism Development Fund	Replacement and repairs to the centre walkway Landscaping Furnishings	Grant funding	$162,502	$0	$162,502	Confirmed (attachments #3.1)
		TOTAL	**$666,773**	**$0**	**$666,773**	
		NOHFC % Eligible Costs	**50%**			

EFFECT ON LEVEL OF SERVICE:

DECREASE	INCREASE	MAINTAINED
	X	

DATE: October 23, 2025

RECOMMENDED/APPROVED

Keri Greaves
Keri Greaves
COMMISSIONER & CITY TREASURER

John Collin
John Collin
CITY MANAGER

COMMITTEE OF THE WHOLE

APPROVED [ ] NOT APPROVED [ ]

DATE: ____________

PREPARED BY: Bev Monteith

REVIEWED BY: M. Miedema
M. Miedema, Acting Commissioner
Infrastructure & Operations

VERIFIED BY: Laurie Fors

Laurie Fors, CPA, CGA
Supervisor, Budget & Capital Programs
Corporate Services, Finance Division

CITY OF Thunder Bay
Superior by Nature

Memorandum

TO:	Krista Power, Director – Legislative Services & City Clerk	**FILE:**	
FROM:	Councillor Kristen Oliver Chair – Inter-Governmental Affairs Committee		
DATE:	10/21/2025 (mm/dd/yyyy)		
SUBJECT:	Advocacy - Rural Community Immigration Pilot		
MEETING & DATE:	City Council – 11/04/2025 (mm/dd/yyyy)		

At the October 15, 2025 Inter-Governmental Affairs Committee (IGAC) meeting, the committee discussed the newly launched Rural Community Immigration Pilot (RCIP) and its importance for achieving growth objectives in Thunder Bay.

Northern communities like Thunder Bay face unique challenges in attracting and retaining skilled workers. The new RCIP will build on the success of its predecessor, the Rural and Northern Immigration Pilot (RNIP), by continuing to provide local pathways for permanent residency. The RCIP aligns immigration with local labour market needs, and offers flexible, community-led immigration initiatives to effectively address issues such as persistent labour shortages, declining population trends, and challenges to local business growth.

The RCIP offers a forward-looking, inclusive approach to immigration. With continued support, this program can help ensure that Thunder Bay remains vibrant, growing, and economically competitive.

The IGAC strongly believes that continuation and expansion of the RCIP is vital to the economic and demographic sustainability of Thunder Bay and other communities in Northern Ontario, and as such, the following motion is provided for City Council's consideration:

> WITH RESPECT to the Memorandum from Councillor Kristen Oliver, Chair – Inter-Governmental Affairs Committee, dated October 21, 2025, we recommend that City Council calls on the Federal Government to:

- Provide sufficient and sustained immigration allocations under the Rural Community Immigration Pilot to match local labour force needs in the City of Thunder Bay;
- Reconsider international student caps for rural and northern post-secondary institutions which serve as important pipelines for future skilled workers in rural and northern communities;
- Invest in long-term settlement and retention supports, recognizing the essential role of municipalities and community organizations in helping newcomers successfully integrate and remain in northern regions;

AND THAT a copy of this resolution be provided to The Honourable Lena Metlege Diab, Minister of Immigration, Refugees & Citizenship; The Honourable Patty Hajdu, MP Thunder Bay - Superior North, and Marcus Powlowski, MP Thunder Bay-Rainy River;

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

City Council Report

REPORT NUMBER	334-2025-Corporate Services-Finance		
DATE PREPARED	October 16, 2025	***FILE***	
CITY COUNCIL MEETING DATE	November 4, 2025		
SUBJECT	Art Gallery – Additional Contribution		

RECOMMENDATION TO CITY COUCIL

WITH RESPECT to Report 334-2025-Corporate Services-Finance, we recommend that an additional $2.5 million be allocated to the Thunder Bay Art Gallery for the capital costs associated with construction of the new Art Gallery facility in two phases of $1.25 million each, corresponding to the partial and full opening of the facility;

AND THAT the source of financing for the first phase of additional funding in the amount of $1.25 million be as follows:

- Municipal Accommodation Tax Reserve Fund $0.75 million
- Municipal Accommodation Tax Reserve Fund $0.50 million (2026 Budget);

AND THAT the release of the first phase of additional funding be conditional upon confirmation of all other funding sources required to achieve partial opening;

AND THAT the source of financing for the second phase of additional funding in the amount of $1.25 million be as follows:

- Renew Thunder Bay Reserve Fund $1.25 million;

AND THAT the release of the second phase of additional funding be conditional upon achieving a partial opening and confirmation of all other funding sources required to achieve full opening;

AND THAT the Mayor and City Clerk be authorized to sign the funding agreement and any subsequent agreements or amendments between The Corporation of the City of Thunder Bay and Thunder Bay Art Gallery relative to this project;

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

EXECUTIVE SUMMARY

At its August 25, 2025 meeting, City Council referred the Thunder Bay Art Gallery's request for additional funding to Administration, asking for information on timelines, financial impacts, recommended funding sources, and conditions for release.

Administration is recommending an additional $2.5 million contribution, to be allocated in two phases:

- The first $1.25 million would be contingent on achieving the necessary funding for the partial opening of the art gallery
- The second $1.25 million would be contingent on achieving a partial opening and securing the necessary funding for the complete opening of the facility.

The first phase would be funded from the Municipal Accommodation Tax Reserve Fund ($0.75 million in 2025 and $0.50 million in 2026), and the second phase would be funded from the Renew Thunder Bay Reserve Fund.

Combined with the original $5.0 contribution financed by debenture, the total financial contribution towards construction of the new Art Gallery Facility would be $7.5 million.

Given the financial risks that remain with the project, Administration further recommends that no additional municipal funds be released until all other funding sources required to achieve a partial opening have been confirmed to the satisfaction of the City Treasurer.

A separate release of funds for the full opening should only occur once all remaining funding requirements for that phase have also been satisfied. This approach protects the City's interests while supporting the advancement of a major cultural infrastructure project for the community.

DISCUSSION

In April 2017, City Council approved a financial contribution of $5.0 million to be financed through debenture. City Council directed that the funding contribution only be released upon the realization of additional funds from other levels of government as this is a community initiative. This decision aligns with the City's Debt Management Strategy, which considers additional debenture financing for capital projects that are new, non-recurring projects with significant infrastructure requirements; large legacy and special projects that benefit multiple generations of citizens and/or will generate significant long-term economic growth.

The Art Gallery successfully leveraged the municipal commitment to secure $41.4 million in Federal and Provincial funding, along with $5.0 million through fundraising.

The Art Gallery's project budget/estimate has increased from $49.9 million to $74.7 million, creating a significant funding shortfall. The projected shortfall represents a significant challenge for the Art Gallery, which continues to pursue Federal and Provincial funding opportunities, along with private donors and philanthropic support.

At the August 25, 2025 Committee of the Whole Meeting, the Thunder Bay Art Gallery delivered a presentation providing a progress update on their project, identified the successes and financial challenges the project is facing and a potential path forward, and requested the City to consider additional funding.

The Art Gallery is exploring a phased approach that would allow the facility to achieve a partial opening while continuing fundraising efforts to reach full completion. The estimated cost to achieve this partial opening is $64.2 million, leaving a requirement for an additional $12.1 million beyond funds already committed. A further $10.5 million is estimated to be required to fully complete the project.

City Council referred the request for additional funding to Administration, asking for a report back by the end of October 2025 with information on timelines, financial impacts, recommended funding sources, and how the funds could be released if approved.

Additional Contribution

In general, Administration does not recommend providing additional funding to projects led by external organizations when costs exceed the original budget. However, in this case there are extenuating circumstances that warrant consideration:

- Inflationary pressures stemming from the pandemic and ongoing supply chain constraints
- Significant funding commitments from other levels of government
- Extensive remediation requirements on City-owned land.

Administration acknowledges the significant effort that has gone into advancing this project, including the successful fundraising campaign and the ability to leverage substantial Federal and Provincial contributions. These achievements demonstrate strong community support and a commitment to enhancing cultural infrastructure in the City.

The City’s original contribution of $5.0 million represented approximately 10% of the original project budget. With the current project estimate at $64.2 million for the partial opening and potentially up to $75.0 million for full completion, it would be reasonable for the City’s contribution to increase proportionately. Accordingly, Administration is recommending an additional contribution of $2.5 million, to be allocated in two phases.

- The first $1.25 million would be contingent on the Art Gallery securing the necessary funding for the partial opening.

- The second $1.25 million would be contingent on the Art Gallery securing the necessary funding for the complete opening of the facility.

This would bring the City's total potential financial commitment to $7.5 million, maintaining roughly a 10% share of the overall project cost.

Financing Options

The City has limited resources with which to provide additional financing:

Special Debenture

The rationale used to support the original $5.0 million contribution also applies to the additional funding; it is a large legacy project that will benefit multiple generations of citizens. However, it would increase the City's overall debt position, albeit with a modest impact on future borrowing capacity. In addition, assuming a 10-year term and 4% interest rate, a $2.5 million debenture would result in annual debt servicing costs of approximately $350,000 (year 1), placing additional pressure on the operating budget.

A balanced approach, combining the existing debt commitment with additional contribution from reserve fund(s), could offer a way to support the project while avoiding overextension of the City's finances.

Municipal Accommodation Tax Reserve Fund

The current uncommitted balance in the Municipal Accommodation Tax Reserve Fund is approximately $0.9 million. Annual contributions are estimated at about $2.0 million, though a significant portion is already contemplated for inclusion in the 2026 Operating and Capital Budgets.

In accordance with the Reserve Fund By-law 220-2023, withdrawals from the Municipal Accommodation Tax Reserve Fund are limited to Corporation projects/programs that promote tourism and benefit residents and visitors. While this is not a "Corporation" project, it is aligned with the Corporation's Waterfront Masterplan. Considering this unique circumstance, Administration would support using the Municipal Accommodation Tax Reserve Fund as a source of financing.

Renew Thunder Bay Reserve Fund

The current uncommitted balance in the Renew Thunder Bay Reserve Fund is approximately $8.0 million. Withdrawals are limited to projects that meet the following criteria:

1. Provide economic growth/benefits to the City including direct and indirect job creation.
2. Be aligned with Federal and Provincial funding/economic stimulus programs resulting in the Corporation's contribution being highly leveraged (i.e. City share not to exceed 50% of total capital cost on an individual project basis).
3. Provide community synergies and promote community partnership opportunities.

4. Be distinct from projects included in the Corporation's existing asset management plans.
5. Improve the quality of life on a City-wide basis.
6. Be highly visible and broadly supported by the community.
7. Be affordable to Thunder Bay taxpayers in terms of both the initial capital investment and impact on future operating budgets.

Based on these criteria, the Art Gallery project would be considered eligible to receive funding from the Renew Thunder Bay Reserve Fund.

Financing Strategy

Administration recommends that the additional $2.5 million contribution be funded equally from the Municipal Accommodation Tax Reserve Fund and the Renew Thunder Bay Reserve Fund.

- The first $1.25 million, to support the partial opening of the Art Gallery, would be funded from the Municipal Accommodation Tax Reserve Fund, with $750,000 committed immediately and the remaining $500,000 to be included in the 2026 Operating Budget for Council's consideration.

- The second $1.25 million, to support the complete opening of the facility, would be funded from the Renew Thunder Bay Reserve Fund.

If City Council approves this approach, the City's total contribution to the Art Gallery facility would potentially be:

Debenture	$5.00 million
Municipal Accommodation Tax Reserve Fund	$1.25 million
Renew Thunder Bay Reserve Fund	$1.25 million
Total Contribution	**$7.50 million**

Release of Funds

Given the financial risks that remain with the project, structuring the additional contribution to protect the City's interests will help ensure that taxpayer dollars are used prudently. Accordingly, Administration recommends that the City's additional contribution be released in two phases:

- The first $1.25 million would be released only once the Art Gallery has secured all other funding necessary to achieve the partial opening, to the satisfaction of the City Treasurer.

- The second $1.25 million would be released only after the Art Gallery has achieved the partial opening and secured the remaining funding required to achieve the full opening of the facility.

For clarity, the current estimated cost to achieve the partial opening is $64.2 million, and the total project cost is estimated at up to $75.0 million. Should either estimate increase, the amount of secured funding required prior to the release of the municipal contribution would increase proportionately. The release of any municipal contribution will be subject to the terms and conditions of the applicable funding agreement. These conditions ensure that the project is financially positioned to reach each key milestone before any municipal funds are disbursed.

CONSULTATION

In response to City Council's referral to consider an additional financial contribution to the Art Gallery facility, Administration presented a report to the Finance & Administration Standing Committee on October 14, 2025, recommending that an additional $2.5 million be approved, financed on a 50/50 basis between the Municipal Accommodation Tax (MAT) Reserve Fund and the Renew Thunder Bay Reserve Fund. Release of these funds would be contingent upon the Art Gallery demonstrating that sufficient funding sources are in place to enable a partial opening of the facility.

A robust discussion took place regarding the proposed additional contribution. Key points raised by Committee members included:

- The rationale used to determine the proposed $2.5 million amount.
    - With the total project cost increasing from $50 million to $75 million, the City's proportional share could reasonably increase. The proposed $2.5 million contribution reflects this adjusted proportional share.

      The Standing Committee discussed whether the City's additional contribution should be adjusted to remain proportional to the partial opening budget of $64.2 million, rather than the full opening budget of $75 million. Under this approach, the City's contribution would be $1.25 million, representing an increase of roughly 25% over the original allocation.
- Remedies available under the lease should the project not be successful.
    - While the lease provides certain remedies for the City, Administration has not yet engaged in substantive discussions regarding this potential outcome. The focus to date has been on supporting the Art Gallery in achieving a successful project.
- Appropriateness of the City assuming a leading role in committing additional funding.
    - The City could commit additional funding, with strict conditions on the release of funds to ensure they support a partial opening and safeguard the City's investment.

There was also discussion regarding the City's continued support for the Art Gallery project. It is important to note that while the City's direct financial contribution is modest relative to Federal support, the City has provided additional assistance, including access to prime waterfront land and the designation of the facility as a Municipal Capital Facility (MCF), which exempts it from property taxation.

Following discussion, the Standing Committee did not endorse the proposed $2.5 million contribution. The Chair then called for a re-vote, and prior to that vote taking place, an amendment was introduced to reduce the contribution amount to $1.25 million. The amendment was also defeated. While the Standing Committee did not support either motion, there appeared to be a general willingness amongst most (a slight majority) but not all Standing Committee members to provide some level of financial support, with the key consideration being the appropriate level of financial support.

Based on input from the Standing Committee, Administration has modified its original recommendation, which proposed the full $2.5 million contribution tied to the partial opening phase, to instead recommend two separate financial contributions corresponding to the partial and full opening phases of the project:

1. A contribution of $1.25 million from the MAT Reserve Fund, with release contingent upon the Art Gallery demonstrating that it has secured the necessary funding to achieve a partial opening of the facility; and

2. A contribution of $1.25 million from the Renew Thunder Bay Reserve Fund, contingent upon the Art Gallery achieving a partial opening and demonstrating that sufficient funding has been secured to achieve a full opening of the facility.

To further support its funding request, the Thunder Bay Art Gallery has provided Administration with a Briefing Note which it wishes to share with Council. It has been included as Attachment A.

FINANCIAL IMPLICATION

Administration is recommending an additional financial contribution of $2.5 million toward the construction of the new Art Gallery facility, to be provided in two phases, bringing the City's total contribution to $7.5 million. The additional $2.5 million would be financed as follows:

Phase 1 – Partial Opening	
Municipal Accommodation Tax Reserve Fund	$0.75 million
Municipal Accommodation Tax Reserve Fund	<u>$0.50 million</u> (2026 Budget)
	$1.25 million
Phase 2 – Full Opening	
Renew Thunder Bay Reserve Fund	<u>$1.25 million</u>
Total	**$2.50 million**

BACKGROUND

On October 14, 2025 (Report 295/2025 – Corporate Services), Administration consulted with the Finance and Administration Standing Committee on the Art Gallery's request for additional funding.

In August 2025 (Report 266/2025 – Corporate Services), City Council directed Administration to release the $5.0 million; 50% upon execution of a funding agreement and 50% upon execution of the required land lease amendments.

Also in August 2025, City Council referred the Art Gallery's request for additional funding to Administration, asking for a report back by the end of October 2025 with information on timelines, financial impacts, recommended funding sources, and how the funds could be released if approved.

In April 2017 (Report No. 55/2017 - Community Services), City Council approved a $5.0 million contribution to the Art Gallery for the capital costs associated with construction of the facility. The source of financing for the contribution was to be by a debenture. No funding associated with the capital cost was to be released until Federal and Provincial funding for the Art Gallery project was confirmed.

REFERENCE MATERIAL ATTACHED

Attachment A – Thunder Bay Art Gallery Briefing Note – Case for Additional City Funding Support

REPORT PREPARED BY

Keri Greaves, CPA, Commissioner – Corporate Services & City Treasurer

REPORT SIGNED AND VERIFIED BY

Keri Greaves, CPA, Commissioner – Corporate Services & City Treasurer

10/27/2025 (MM/DD/YEAR)

THUNDER BAY ART GALLERY

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Oct 23, 2025

Briefing Note – Case for Additional City Funding Support
Leveraging Strategy to open the new Waterfront Gallery

1. Background – Council's Original Support Key to Project Launch

In 2015, Thunder Bay City Council formally approved a $5 million contribution to the new Thunder Bay Art Gallery project. The funding source identified at the time was the Renew Thunder Bay Reserve Fund, reflecting the project's strong fit with the Fund's mandate as a highly leveraged, transformational community initiative. This was subsequently changed to debt financing in order for the City to maintain financial flexibility.

This early leadership commitment by the City was essential to:

- Publicly demonstrating municipal support for the Gallery project,
- Leveraging senior government, corporate, and donor contributions, and
- Positioning the Gallery as a cultural anchor adjacent to the City's international award winning Prince Arthurs waterfront redevelopment competed in 2011.

2. Project Cost Increase in Context

Since the City's original $5 million commitment approved in 2015, the estimated capital cost of the new Thunder Bay Waterfront Art Gallery has increased to a final estimated upset cost of $75 million. This increase, while significant, is not inconsistent with industry-wide construction trends over the past decade, particularly during and following the COVID-19 pandemic:

- Non-residential construction inflation in Canada averaged approximately 3–4% annually (2011–2020), but spiked to 8% in 2021 and over 12% in 2022—the highest annual increases on record.
- Since 2020, overall construction costs nationally have increased by more than 50%, driven by escalating prices for key materials such as steel, concrete, and lumber, along with global supply-chain disruptions and skilled labour shortages—issues compounded in Northern Ontario.
- As of 2025, costs continue to rise at about 4% annually, reflecting the persistence of these pressures.
- Thus far, measures associated with required environmental remediation of the waterfront city owned land has cost the project $10.2 million above budget, at last assessment. This includes Record of Site Condition (resulting costs and escalation), site inspections during construction and during occupancy, mitigation measures (capping, vapour mitigation system), design modifications and other related costs.

3. Council's Early Leadership and Legacy

In 2015, the City of Thunder Bay demonstrated bold leadership by unanimously approving a $5 million contribution to the new Thunder Bay Art Gallery project. At that stage, the project was at a conceptual and pre-funding stage, and this early commitment by Council was the critical catalyst that unlocked confidence from other funding partners. At the time, the Thunder Bay Art Gallery was also looking ahead to the ways in which a new facility would address critical existing facility shortcomings by transitioning from their original and much-loved location on the grounds of Confederation College since 1976.

The City's commitment signaled to federal and provincial governments that Thunder Bay was serious about delivering a world-class cultural facility on its waterfront with a particular focus on showcasing an international calibre collection of Indigenous Woodland art and platforming the culture and vitality of Northern Ontario. Council's support also seeded a successful philanthropy campaign, which has already secured $4.9 million in major gifts and private contributions. As a result, every million of City support to date has unlocked $9.4 million from other partners. It is also important to acknowledge that of the current 2022–2026 Council, only three members—Councillors Andrew Foulds, Trevor Giertuga, and Shelby Ch'ng—served on the 2014–2018 Council that made decision for the original $5 million commitment. This underscores the importance of reinforcing Council's decisive and continuing role in the city's leadership in positioning the project for the securing more than $51.9 million in funding achieved to date.

4. Funding to Date

The Thunder Bay Art Gallery has already secured $51.9 million in capital support:

- $37.0M – Federal Capital Programs
- $5.0M – Provincial Capital Programs
- $4.9M – Major gifts and donors
- $5.0M – City of Thunder Bay (approved and partially flowed)

This significant achievement and return on city investment represents confidence in the project at every level of government, donors, and the City.

5. City Contributions to Date – Financial & In-Kind

Beyond its direct $5.0M financial capital commitment, the City has contributed significantly in other ways:

- Serviced Waterfront Site – A high-profile parcel of City owned land adjacent to Prince Arthur's Landing has been provided, positioning the Gallery as a cultural anchor for the City's downtown waterfront.
- Municipal Property Tax Exemption – Providing long-term operating stability and reinforcing the Gallery's mandate to serve our community and region
- These contributions underscore why a 10% level of support is more than fair and fiscally sustainable. The precedence and most common composition for public capital projects across the country is 40% Federal, 30% Provincial, 20% Municipal or local with remainders being raised through philanthropy and other measures.

6. Proposed Updated City Contribution

- Final capital cost: $75M

- City share target (10%): $7.5M
- City funding already approved: $5.0M
- Additional request: $2.5M

This updated share ensures the City remains a lead partner while recognizing both the land/tax contributions and fiscal pressures on municipal budgets.

7. Alignment with Renew Thunder Bay Reserve Fund

When City Council approved its original $5 million contribution in 2015, the funding was identified to come from the Renew Thunder Bay Reserve Fund. At that time, the project was recognized as an excellent fit with the Fund's stated criteria: highly leveraged major capital initiative, clear alignment with the City's strategic and cultural priorities, transformational community impact, and ability to catalyze senior government, corporate, and community support.

While the funding source was subsequently shifted to debenture financing, the Gallery notes—respectfully and without presumption—that the new request continues to align strongly with the criteria established for the Renew Thunder Bay Reserve Fund.

8. Gallery Commitment to Securing Non-City Funding

The Thunder Bay Art Gallery is committed to:

- Aggressively pursuing a leveraged project funding strategy over the balance of 2025 and 2026 with the City's conditional increase as the catalyst. Turning strategic conversations with private philanthropy, corporations and non-city funding into commitments.
- Implementing enhanced project cost management to deliver the facility at or below the $75M variance limit.
- Ensuring continued and regular reporting and accountability to all funders.

Philanthropy Strategy

To meet the increased project budget, we have launched a targeted philanthropy strategy with a goal of securing an additional $24 million by 2027. This strategy rests on three pillars:

- Local & Regional Leadership – Engaging Thunder Bay's business community, industries, and institutions to contribute toward a $6.25M goal, highlighting the Gallery's central role in city-building growth, tourism, and workforce retention.
- National Foundations – Seeking major commitments from leading Canadian family and community foundations, aligned with priorities of reconciliation, climate leadership, and regional economic development. As an example our proposal for the Weston Foundation was submitted earlier this week, following on relationship development and in anticipation of an in person construction site tour. We will secure significant contributions from community & family foundations of $11,250,000 either through existing pillars or strategic conversations.
- Cultural Philanthropy Leaders – Building relationships with national champions of the arts who recognize the once-in-a-generation opportunity to invest in a landmark institution centered on Indigenous art, zero-carbon design, and expanded access to

culture. Woodland school, the work of Norval Morrisseau, and it's quintessential connection to Thunder Bay are key components of this strategy

Strategic Priorities

Our message to donors across Canada and to our government partners is clear:

- This is a once-in-a-generation project with national significance.
- It represents reconciliation in action, elevating Indigenous voices and stories.
- It is a made-in-the-North economic driver, contributing to jobs, GDP growth, and tourism.
- It is Canada's cultural climate showcase, pioneering net-zero building design

Next Steps

In the months ahead, we are working to confirm transformational and leadership gifts, advance matching programs with key industries, and formalize renewed commitments from government partners. We hosted a media event Oct 7 as part of the Capital Campaign, we are implementing a targeted travel strategy designed to align donor engagement with cultural and philanthropic hot spots across Canada. By concentrating visits in regions with a high density of prospective supporters, we will maximize opportunities to meet with multiple stakeholders in a single trip.

APPENDIX

APPENDIX A – Financial Summary of Waterfront Gallery Funding

The Thunder Bay Waterfront Art Gallery funding model has evolved significantly since Council's original 2015 approval. What began as a $25 million project with the City contributing 20% has, due to unforeseen circumstances of environmental remediation, inflationary and pandemic-related pressures, grown to a $75 million capital investment. Despite these increases, almost two-thirds of the funding has already been secured from government programs and major donors. The proposed updated City share of 10% ($7.5M) reflects both the leadership role played by the municipality and the significant in-kind contributions already provided, including the serviced waterfront site and municipal tax exemption.

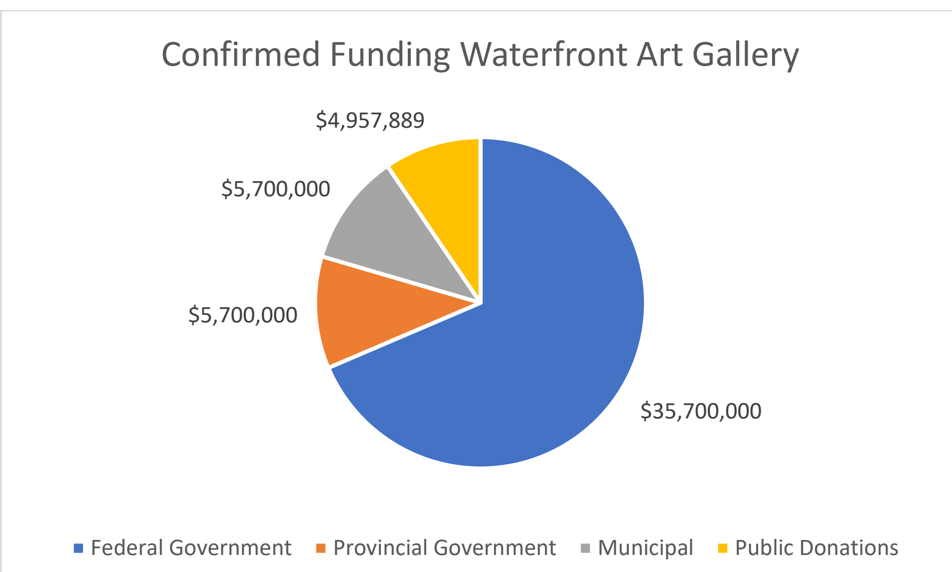
APPENDIX B:

KEY PROJECT MILESTONES AS OF OCTOBER 2025

- **2012** - Waterfront Site Feasibility & Economic Impact Assessment completed by Brook McIlroy Architects
- **2015** – Architectural Design Selection complete. Engagement of Patkau Architects and Brook McIlroy Architects in joint venture.
- **May 2016** – Colliers Project Leaders engaged as Project Manager

- **April 3, 2017** - City Council Resolution regarding contribution of $5 passed Moved by Councillor Angus, and seconded by Mayor Hobbs.
- **April 2019** - Class A Estimate provided by Turner & Townsend.
- **August 2019** - Building Permit Application submitted
- **February 2020** - Environmental Risk Assessment for Record of Site Condition approved by Ontario's Ministry of the Environment, Conservation and Parks (MECP)
- **December 2020** - Certificate of Property Use issued by MECP
- **July 2021** - Class A Estimate Updated to include escalation, Net zero Carbon Building Premium Costs
- **June 2022** – Green and Inclusive Community Buildings Program Federal Funding approved
- **July 2022** – Thunder Bay City Council passes by-law # 155-2023 designating Gallery location at 2399 Sleeping Giant Parkway a municipal capital facility
- **August 2022** – Gallery reviews Tendering Methodologies various strategies considered due to COVID19 impacts and market volatility
- **October 2022** - Tom Jones Construction awarded contract with signing in December 2022
- **April 2023** - Ground Lease Agreement Signed with City following extensive process
- **May 2023** - Building permit issued
- **July 2023** – Construction on site commences
- **September 2023 -** City Reporting monthly begins and has been consistent since
- **December 2023** - Initial meeting of the City team with the Gallery
- **November 2024** – Gallery Board of Directors reviews project funding
- **March 25, 2025** - City Council Meeting In Camera Session on Gallery Project
- **August 25, 2025** – Gallery Presentation and Session with City Council.

APPENDIX C:



CITY OF Thunder Bay Superior by Nature

City Council Report

REPORT NUMBER	343-2025-Community Services-Recreation & Culture		
DATE PREPARED	October 14, 2025	***FILE***	
CITY COUNCIL MEETING DATE	November 4, 2025		
SUBJECT	Multi-Use Indoor Turf Facility Name		

RECOMMENDATION TO CITY COUCIL

WITH RESPECT to Report 343-2025-Community Services-Recreation & Culture, we recommend that the new Multi-use Indoor Turf Facility at 480 Beverly Street be named Tbaytel Multiplex;

AND THAT the name be limited to the term of the Naming Rights Agreement (10 years) in form and content satisfactory to the City Solicitor;

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

EXECUTIVE SUMMARY

Administration is recommending that the new Multi-use Indoor Turf Facility be named Tbaytel Multiplex, as an outcome of selling primary naming rights for the facility. The name reflects the facility’s multiple uses, signifying multiple sports and activities under one roof for shared community goals of sport, health and well-being.

The recommendation follows the process identified in the Civic Naming of Streets, Buildings, Structures and Recreational Facilities Policy, with a review coordinated through Planning Services.

DISCUSSION

The development of the new multi-use turf facility provided an opportunity for primary naming rights sponsorship. As per the City’s Sponsorship and Naming Rights Policy, the City actively seeks and encourages businesses to become sponsors of municipal programs, facilities, events and other assets. Naming rights provide a tangible way for businesses to support the community while increasing the City's ability to deliver quality programs and services as an alternative revenue generation strategy.

Administration is negotiating a primary naming rights sponsorship of the new turf facility with Tbaytel. Tbaytel has a long-standing history of supporting community initiatives, organizations and events, and is demonstrating support for the new turf facility through the naming rights sponsorship. This sponsorship provides long-term revenue to the City to help offset operating costs. Terms of the agreement are considered confidential.

As per the Civic Naming of Streets, Buildings, Structures and Recreational Facilities Policy, Planning Services circulated the proposed name to advisory agencies identified in the policy for review. In general terms, new Civic Names shall adhere to the following guidelines:

1. Similar sounding names shall be avoided.

2. Names should reflect the character of the surrounding area.

3. Names shall be easily recognizable, readable and spellable.

4. Names shall be unique.

5. Names of local citizens, living or deceased, shall be used only with the approval of City Council.

6. Corporate or company names shall not be used. Alternatively, Council may consider allowing corporate names that are consistent with the other guidelines and charge a fee to recognize the corporate exposure and advertising value in the name.

City Council has the authority to approve naming rights of City facilities as per the Sponsorship and Naming Rights Policy.

CONSULTATION

Planning Services circulated the proposed name to internal departments and external agencies for comment in accordance with the Civic Naming of Streets, Buildings, Structures and Recreational Facilities Policy. There was discussion of whether the name might be confused with the Canada Games Complex for navigation purposes. Administration intends to complete a wayfinding project in addition to branding and marketing this growing recreational hub.

FINANCIAL IMPLICATION

The value of the Naming Rights sponsorship with Tbaytel is $50,000 per year for a 10-year term. As the facility is new, there is no cost associated with removing prior signage. Any revenues associated with naming rights for the facility will be included in future operating budgets.

BACKGROUND

City Council adopted the Sponsorship and Naming Rights Policy in 2023 (Report 102-2023 – Community Service – Recreation and Culture)to help guide the City with respect to the development and management of sponsorship and naming rights agreements.

Administration engaged Performance Sponsorship Group to investigate the potential value of naming rights opportunities for several municipal assets in fall 2024. In February 2025, Council approved the implementation plan for Administration to pursue Naming Rights for priority assets (Report 29-2025-Community Services-Recreation & Culture).

In August 2025, Council approved an exception to the Sponsorship and Naming Rights Policy to allow administration to negotiate this naming rights agreement without formally advertising the opportunity, and to authorize the Commissioner Community Services to execute the associated Naming Rights Agreement to the satisfaction of the City Solicitor (Report 176-2025 Community Services).

REFERENCE MATERIAL ATTACHED

None.

REPORT PREPARED BY

Callie Hemsworth, Supervisor, Initiatives, Marketing & Community Support – Community Services Department

REPORT SIGNED AND VERIFIED BY

Kelly Robertson, Commissioner, Community Services

Date (10/29/2025)

Memorandum

Corporate By-law Number: 326-2025-Corporate Services-Licensing & Enforcement

TO:	Office of the City Clerk	**FILE:**
FROM:	Jan Quek-Ferland Corporate Services – Licensing & Enforcement	
DATE PREPARED:	October 14, 2025	
SUBJECT:	By-law 326-2025-Appointment Of Persons to Enforce Parking	
MEETING DATE:	City Council - November 4, 2025	

By-law Description: A By-law to amend By-law Number 99-2005, being a By-law to appoint Municipal Law Enforcement Officers for The Corporation of the City of Thunder Bay for the enforcement of Municipal Parking By-laws.

Authorization: Report 2005.041 (Parking Authority) - Committee of the Whole - March 7, 2005.

By-law Explanation: : The purpose of this By-law is to maintain an up-to-date listing of active Municipal Law Enforcement Officers (Development & Emergency Services Department/Parking Authority) by deleting the inactive Officers and adding the names of persons who will be enforcing Parking By-laws for the Parking Authority, the City, and Private Property Owners.

Schedules and Attachments:

Amended/Repealed By-law Number(s):

THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 326-2025

A by-law to amend By-law Number 99-2005, being a by-law to appoint Municipal Law Enforcement Officers for The Corporation of the City of Thunder Bay for the enforcement of Municipal Parking By-laws

<u>Recitals</u>

1. By-law Number 99-2005, enacted and passed August 8, 2005, authorizes amendments to update the appointment of officers as appointed by By-law Number 99-2005.

ACCORDINGLY, THE COUNCIL OF THE CORPORATION OF THE CITY OF THUNDER BAY ENACTS AS FOLLOWS:

1. Schedule “A” – Municipal Law Enforcement Officers, is amended as follows:

The following names are added:

Abdallah Alghawanmeh	Abdul Salam Amin	Sunil Kumar Chouhan
Jeffrey Grant Denison	Ram Godhaniya	Aman Goyal
Himanshu Himanshu	Asif Iqbal	Shubham Jhajaria
Kirandeep Kaur	Mohit Kumar	Krishna Mahajan
Sandeep Mahat	Prabhu Malla	Akshar Patel
Rutvik Patel	Vedant M Patel	Pooja Pooja
Saksham Sharma	Armandeep Singh	Damanpreet Singh
Jashanpreet Singh	Anit Timilsena	

2. This By-law shall come into force and take effect on the date it is passed.

Enacted and passed this 4th day of November, A.D. 2025 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Andrew Foulds
Speaker

Krista Power
City Clerk

Memorandum

Corporate By-law Number: 338-2025-Growth-Development Services-Planning Services

TO:	Office of the City Clerk	**FILE:**	OZ-05-2025
FROM:	Decio Lopes, RPP, Supervisor – Planning Services Growth Department		
DATE PREPARED:	October 20, 2025		
SUBJECT:	By-law 338-2025 - Site Plan Control Designation - 869 Golf Links Road		
MEETING DATE:	City Council - November 4, 2025		

By-law Description: A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (869 Golf Links Road).

Authorization: Report 332-2025 (Planning Services) – November 4, 2025

By-law Explanation: The purpose of this By-law is to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended, as it applies to Part of the NW Quarter and Part of the SW Quarter of Section 54 described as part of Part 5 of PAR103, Parts 5, 6, and 7 of RP 55R-10380, Part 6 on RP 55R-12453, and Parts 1, 2, and 3 on RP 55R-15020, municipally referred to as 869 Golf Links Road.

Schedules and Attachments:

Exhibit One to BL 338-2025

Amended/Repealed By-law Number(s):

THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 338-2025

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, as amended (869 Golf Links Road)

Recitals

1. Authority is provided in accordance with Section 41 of the Planning Act, R.S.O. 1990, c. P. 13, as amended (the "Act"), to pass a By-law designating a Site Plan Control Area.

2. Council has determined it is necessary to designate a Site Plan Area, as referenced by resolution of the City Council, dated November 4, 2025.

ACCORDINGLY, THE CORPORATION OF THE CITY OF THUNDER BAY ENACTS AS FOLLOWS:

1. The lands described in section 2 of this By-law (the "Lands") are designated as a Site Plan Control Area within the meaning of Section 41 of the *Act*, and no person shall undertake any development on the Lands, until the Council of the Corporation has approved plans and drawings as may be required under Subsection 41(4) of the *Act*.

2. The Lands to which this By-law applies are more particularly described as follows, namely:

> ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay, and being composed of Part of the NW Quarter and Part of the SW Quarter of Section 54 described as part of Part 5 of PAR103, Parts 5, 6, and 7 of RP 55R-10380, Part 6 on RP 55R-12453, and Parts 1, 2, and 3 on RP 55R-15020, and shown as "Property Location" on the Exhibit to and forming part of this By-law.

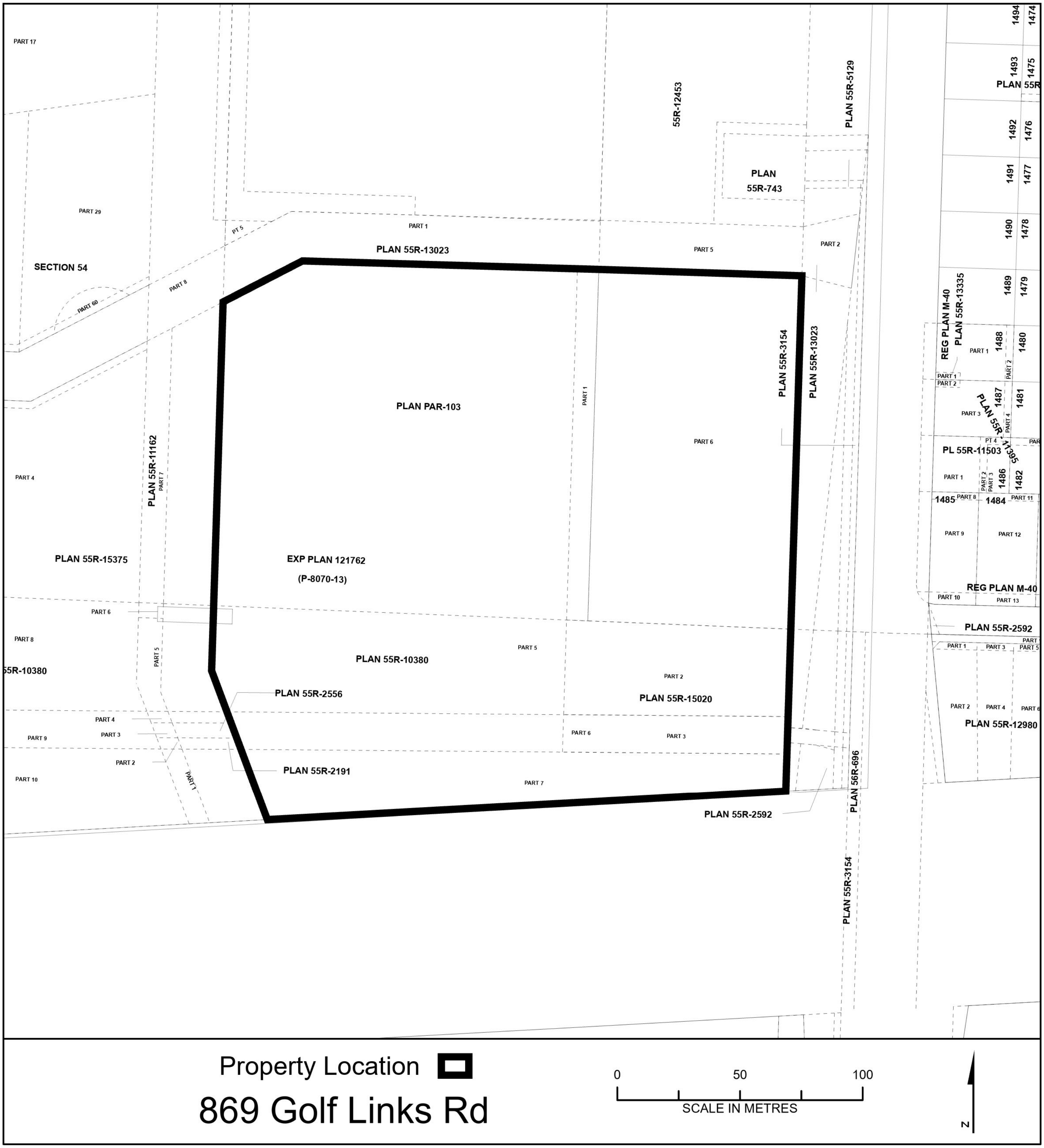
3. This By-law is in accordance with the City of Thunder Bay Official Plan, as amended.

4. This By-law shall come into force and take effect upon the date it is passed.

Enacted and passed this 4th day of November, A.D. 2025 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Andrew Foulds
Speaker

Krista Power
City Clerk



THIS IS EXHIBIT ONE TO BY-LAW NUMBER 338-2025

SPEAKER ________________

CITY CLERK ________________

Memorandum

Corporate By-law Number: 339-2025-Growth-Development Services-Planning Services

TO:	Office of the City Clerk	**FILE:**	OZ-2025
FROM:	Decio Lopes, RPP, Supervisor – Planning Services Growth Department		
DATE PREPARED:	October 20, 2025		
SUBJECT:	By-law 339-2025 - Official Plan Amendment 21		
MEETING DATE:	City Council - November 4, 2025		

By-law Description: A By-law to adopt Amendment 21 to the City of Thunder Bay Official Plan (869 Golf Links Road)

Authorization: Report 332-20025 (Planning Services) - City Council (Public Meeting) – November 4, 2025

By-law Explanation: The purpose of this amendment is to adopt Official Plan Amendment 21 to redesignate the subject lands from Business Use to Community Commercial.

Schedules and Attachments:

Schedule A - Official Plan Amendment 21

Amended/Repealed By-law Number(s):

THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 339-2025

A By-law to adopt Amendment 21 to the City of Thunder Bay Official Plan (869 Golf Links Road)

Recitals

THE COUNCIL OF THE CORPORATION OF THE CITY OF THUNDER BAY ENACTS AS FOLLOWS:

1. Pursuant to the provisions of Subsection 21(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, Amendment 21 to the Official Plan for the City of Thunder Bay, attached as Schedule “A” to this By-law is adopted.

2. This By-law shall come into force and take effect on the date it is passed.

Enacted and passed this 4th day of November, A.D. 2025 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Andrew Foulds
Speaker

Krista Power
City Clerk

AMENDMENT 21 THE OFFICIAL PLAN

FOR THE CITY OF THUNDER BAY

Prepared by:

Growth – Planning Services
City of Thunder Bay
November 2025

OFFICIAL PLAN FOR THE CITY OF THUNDER BAY

Amendment 21

Amendment 21 to the Official Plan for the City of Thunder Bay, was prepared by the City of Thunder Bay Growth Department and was presented to the Council of The Corporation of the City of Thunder Bay under the provisions of Section 21(1) of the Planning Act, R.S.O. 1990 on the 4^{th} day of November, 2025.

This amendment was adopted by The Corporation of the City of Thunder Bay by By-law 339-2025 in accordance with Section 21(1) of the Planning Act, 1990 on the 4^{th} day of November 2025.

SPEAKER	CITY CLERK

AMENDMENT 21
TO
THE OFFICIAL PLAN FOR THE CITY OF THUNDER BAY

INDEX

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE - does not constitute part of this Amendment.

PART B - THE AMENDMENT - consisting of the following text and exhibit constitutes Amendment 21 to the Official Plan for the City of Thunder Bay.

PART A - THE PREAMBLE

PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to amend the Official Plan's Industrial (Business Use) and Natural Heritage System (Natural Corridor and Evaluated Wetland) designations to Community Commercial. This is to facilitate the future establishment of a shopping centre.

LOCATION OF THE AMENDMENT

This Amendment applies to lands located at 869 Golf Links Road being Part of the NW Quarter and Part of the SW Quarter of Section 54 described as part of Part 5 of PAR103, Parts 5, 6, and 7 of RP 55R-10380, Part 6 on RP 55R-12453, and Parts 1, 2, and 3 on RP 55R-15020, as shown on Schedule "A" to this Amendment.

BASIS FOR THE AMENDMENT

Provincial Planning Statement 2024 and Growth Plan for Northern Ontario:

The proposed development is consistent with the *Provincial Planning Statement (2024)* and *Growth Plan for Northern Ontario* as it supports compact, service-oriented development that enhances access to local stores and services. The site is within the urban settlement area, supports mixed use and transit, and provides an appropriate transition between employment and residential uses. The Employment Land Strategy (2020) concluded that the introduction of retail and service commercial uses adjacent to Innova Business Park would not limit its potential to develop as a premier office and prestige industrial hub within the city. Rather, convenient access to nearby retail and service amenities is expected to enhance the area’s attractiveness to prospective businesses and employees. The study determined that the overall employment land supply is more than sufficient to accommodate anticipated employment growth through the Strategy’s forecast horizon. As such, the removal of the lands from an Employment Land designation for commercial purposes is supported.

The proposed amendments implement a land-use transition between the Innova Business Park to the west and nearby residential neighbourhoods to the east and south. The proposal aligns with the PPS (2024) direction to optimize infrastructure, support a diverse mix of uses within settlement areas, and promote economic growth. The Employment Land Strategy (2020) determined that the conversion of certain Business Area lands for retail-commercial uses along Golf Links Road is appropriate.

Redesignating the lands to Community Commercial and rezoning them to CC - Community Commercial Zone is consistent with the Official Plan objective to concentrate commercial uses along arterial roads and to serve multiple neighbourhoods with a balanced range of retail and service uses. The proposed floor area of 10,770 m^2 is within the 20,000 m^2 limit for this designation. Residential development may be permitted within the Community Commercial designation in areas where it does not detract from the function of the Community Commercial designation. Where it is appropriate, residential units will be encouraged on the upper floors of buildings to promote pedestrian and commercial activity at the ground level. An Environmental Impact Study (EIS) and Wetland Assessment determined that the existing evaluated wetland is not provincially significant and that its function can be replicated through the planned stormwater facility on adjacent lands. As such, the Evaluated Wetland and associated Natural Corridor designations on the lands may be removed and instead designated as Community Commercial. The Lakehead Region Conservation Authority does not oppose this change, however, notes the development may be subject to permitting. Further, the EIS provided mitigation recommendations that can be addressed through the Site Plan Control Agreement such as time of year restrictions for vegetation clearing and implementing erosion/sediment controls.

The Functional Service Report confirms adequate water and sewer capacity exists.

The Traffic Impact Study indicates manageable traffic impacts.

A Stage 1 Archaeological Assessment was completed and identified a relic shoreline feature (Sault/Algoma phase of Glacial Lake Minong) crossing over or near the property. This landform type is associated with elevated archaeological potential due to historic Indigenous settlement patterns along former lake beaches. The Stage 1 study recommended a Stage 2 study be conducted to confirm the presence or absence of archaeological resources before development proceeds. Development will not be permitted until the Archeological Studies are concluded and recommendations assessed by Administration. Any recommendation and or mitigation measures for can be incorporated into the Site Plan Control Agreement.

PART B - THE AMENDMENT

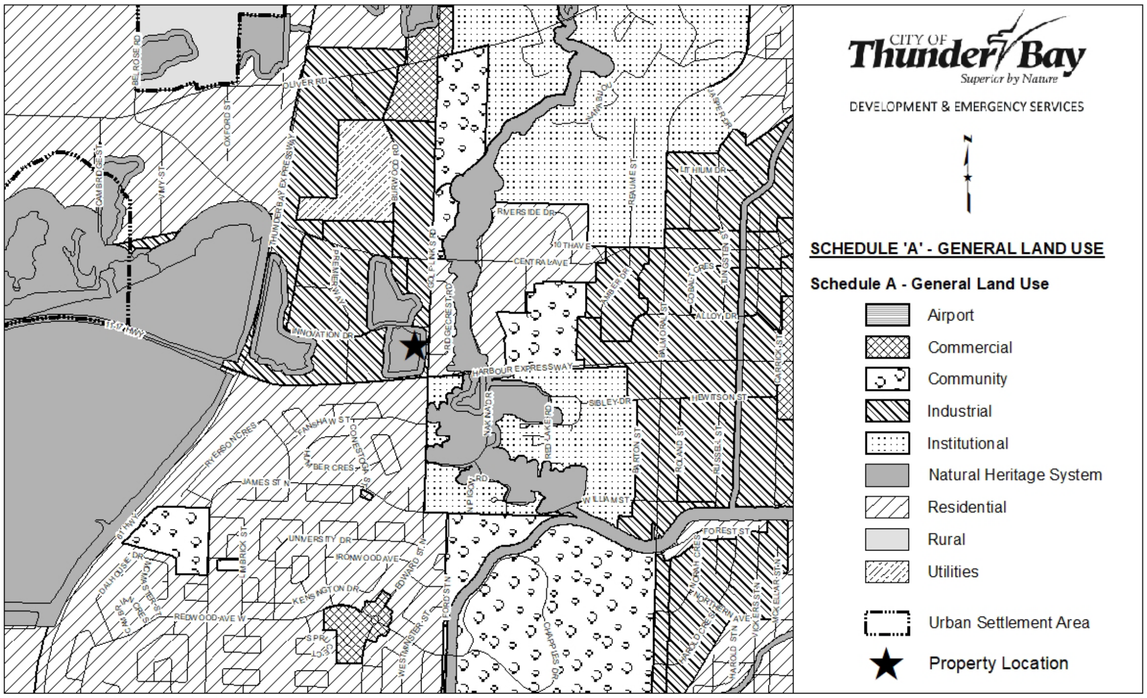
The City of Thunder Bay Official Plan, as amended, is further amended as follows:

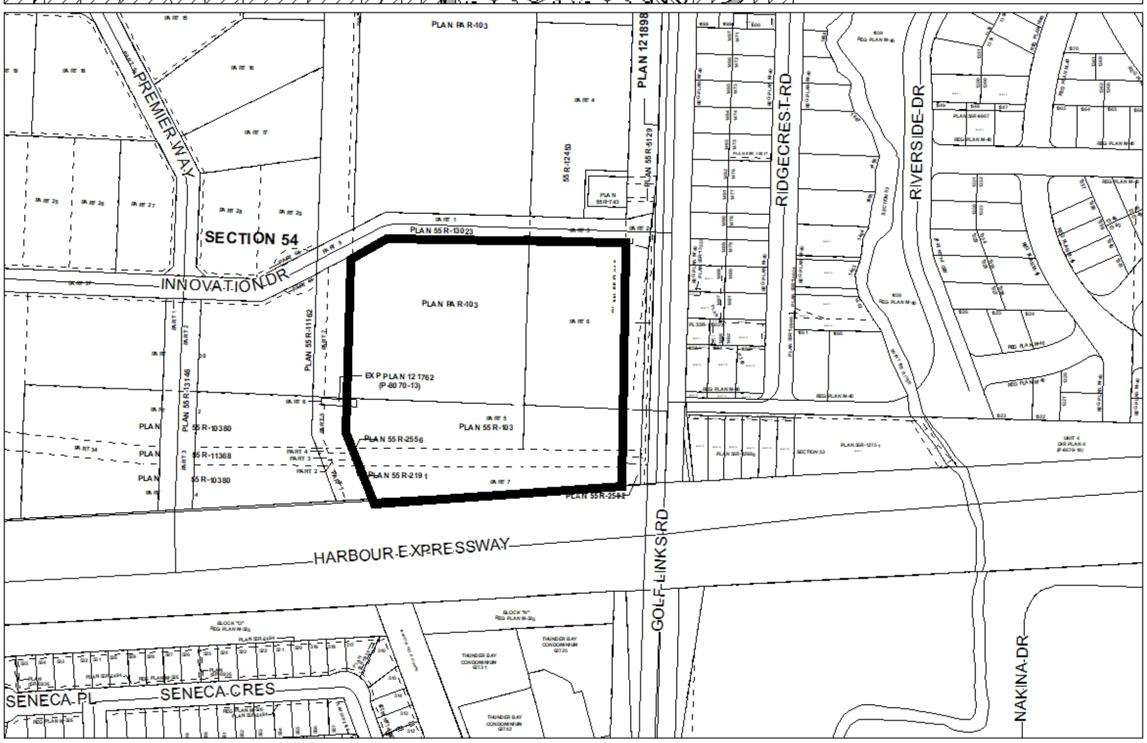
1. Southwest Corner of Golf Links Road and Harbour Expressway to Community Commercial

   The City of Thunder Bay Official Plan, as amended, is further amended by:

   - Removing the subject lands, as shown on Schedule “A” to Official Plan Amendment 21, from the Industrial and Natural Heritage System designations on Schedule “A”, and re-designating the lands as Commercial
   - Removing the subject lands, as shown on Schedule “A” to Official Plan Amendment 21, from the Business Area designation on Schedule “F”
   - Removing the subject lands, as shown on Schedule “A” to Official Plan Amendment 21, from the Natural Corridor and Evaluated Wetland designations on Schedule “B”
   - Adding the subject lands, as shown on Schedule “A” to Official Plan Amendment 21, to the Community Commercial designation on Schedule “E”

OFFICIAL PLAN AMENDMENT NO. 21
SCHEDULE 'A'





Property Location

Memorandum

Corporate By-law Number: 340-2025-Growth-Development Services-Planning Services

TO:	Office of the City Clerk	**FILE:**	OZ-05-2025
FROM:	Decio Lopes, RPP, Supervisor – Planning Services Growth Department		
DATE PREPARED:	October 20, 2025		
SUBJECT:	By-law 340-2025 – 869 Golf Links Road		
MEETING DATE:	City Council - November 4, 2025		

By-law Description: A By-law to amend By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (869 Golf Links Road).

Authorization: Report 332-2025 (Planning Services) – November 4, 2025

By-law Explanation: The purpose of this By-law is to amend By-law 1/2022, as amended, the City of Thunder Bay Zoning By-law, specifically this by-law rezones the lands to the Community Commercial Zone, increases maximum height to 23 metres from 17 metres, decreases front and rear setbacks to 3.0 metres from 6.0 metres, increases maximum driveway width to 13.0 metres from 9.0 metres, amends the definition of “lot” to mean the entire development lands despite being in more than one ownership, and establishes a holding provision to guide potential development of sensitive uses.

If approved, the effect of these amendments would be to allow for commercial development to contain a wide range of retail and service commercial uses.

Schedules and Attachments:

Exhibit One to 340-2025

Amended/Repealed By-law Number(s):

THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 340-2025

A By-law to amend By-law 1/2022 (The Zoning By-law) of
The Corporation of the City of Thunder Bay
(869 Golf Links Road)

Recitals

1. A new Corporation of the City of Thunder Bay Zoning By-law 1/2022 was approved on April 11, 2022.

2. Authority is provided in accordance with Section 34 of the Planning Act, R.S.O. 1990, as amended (the "Act"), to pass a By-law to amend By-law Number 1/2022 of The Corporation of the City of Thunder Bay.

3. In accordance with Subsections 34 (12) and 34 (13) of the Act, notice of a Public Meeting was given on October 15, 2025, and a Public Meeting was held on November 4, 2025 at which Report 332-2025 (Planning Services) was considered.

ACCORDINGLY, THE COUNCIL OF THE CORPORATION OF THE CITY OF THUNDER BAY ENACTS AS FOLLOWS:

1. Maps 7L and 8L of Schedule “A” to By-law Number 1/2022 is amended by removing the following parcel of land from the BU” – Business Zone and “BU^{SP91}” – Business Zone (Site-Specific Provision 91) with Environmental Overlay and instead designating it as “$CC^{SP91\ H18}$” – Community Commercial Zone (Site Specific Provision 91 and Holding Provision 18:

   Part of the NW Quarter and Part of the SW Quarter of Section 54 described as part of Part 5 of PAR103, Parts 5, 6, and 7 of RP 55R-10380, Part 6 on RP 55R-12453, and Parts 1, 2, and 3 on RP 55R-15020 within Thunder Bay, in the District of Thunder Bay and shown as "Property Location" on the Exhibit to and forming part of this Amending By-law.

2. Site Specific Provision 91 Schedule "C" of By-law Number 1/2022 is amended to the following:

“SP91: Site-specific provision 91

The following provisions apply to lands zoned CC^{SP91} as shown on Map 7L and 8L of Schedule “A”:

   a. The definition of **lot** means the entirety of the lands zoned CC^{SP91}, despite potential multiple ownerships;

b. Despite Tables 5.2 and 5.3, the following shall apply:

- Minimum **front setback** – 3.0 m
- Minimum **rear setback** – 3.0 m
- Maximum **building height** – 23.0 m
- Maximum **drivewa**y width – 13.0 m
- Minimum l**andscaped are**a – 13 % of **lot area**, including a 3.0 m strip along **street frontages”**

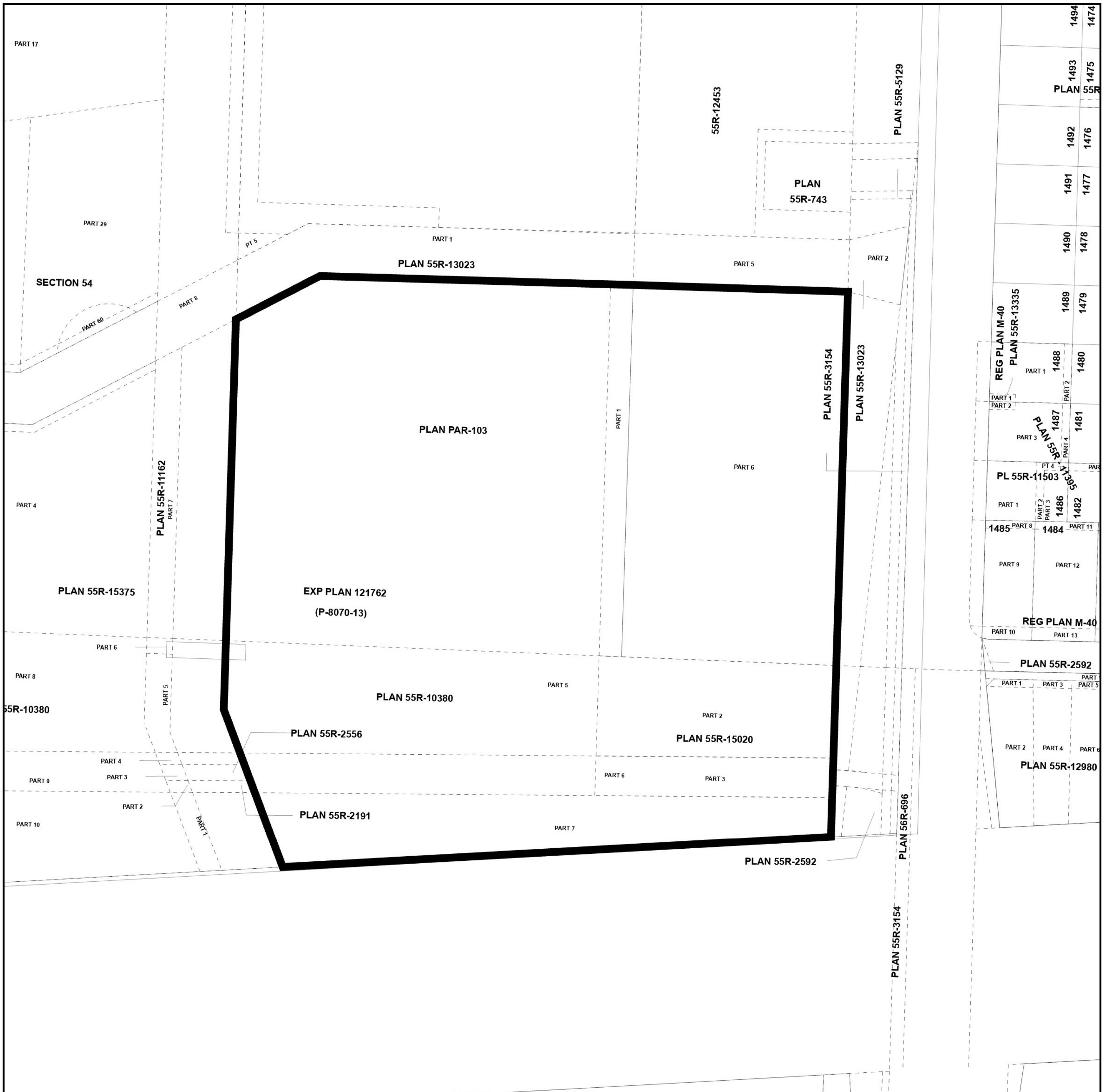
3. Holding Provision 18 of Schedule “C” of the Zoning By-law be amended to apply to Map 8L of Schedule “A”:

4. This By-law shall come into force and take effect on the date it is passed.

Enacted and passed this 4th day of November, A.D. 2024 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Andrew Foulds
Speaker

Krista Power
City Clerk



Property Location

869 Golf Links Rd

0 50 100
SCALE IN METRES
N

THIS IS EXHIBIT ONE TO BY-LAW NUMBER 340-2025

SPEAKER ________________

CITY CLERK ________________

CITY OF Thunder Bay
Superior by Nature

Memorandum **Corporate By-law Number:** 350-2025-Corporate Services-Licensing & Enforcement

TO:	Office of the City Clerk **FILE:**
FROM:	Adam Carruthers Manager – Licensing & Enforcement, Corporate Services
DATE PREPARED:	October 28, 2025
SUBJECT:	By-law 350-2025 – A by-law to amend By-law 011-2007 being a by-law to update the appointment of Officers
MEETING DATE:	City Council - November 4, 2025

By-law Description: A By-law to amend By-law 011-2007, being a by-law to Appoint Officers for The Corporation of the City of Thunder Bay, to update the appointment of Officers.

Authorization: Report 2003.231 (Development Services) – Committee of the Whole – August 5, 2003

By-law Explanation: The purpose of this by-law is to amend By-law 011-2007, being a by-law to Appoint Officers for The Corporation of the City of Thunder Bay, to update the appointment of Officers with respect to Paragraph 5 and Paragraph 6.

Schedules and Attachments:

Amended/Repealed By-law Number(s):

THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 350-2025

A By-law to amend By-law 011-2007, being a By-law to Appoint Officers for The Corporation of the City of Thunder Bay, to update the appointment of Officers.

Recitals

1. By-law Number 192-2003, enacted and passed August 11, 2003, authorizes amendments to update the appointment of officers as appointed by By-law Number 011-2007.

ACCORDINGLY, THE COUNCIL OF THE CORPORATION OF THE CITY OF THUNDER BAY ENACTS AS FOLLOWS:

1. Paragraph 5 is amended by adding the following name:

   Angela Pace

2. Paragraph 6 is amended by adding the following name:

   Angela Pace

3. This By-law shall come into force and take effect on the date it is passed.

Enacted and passed this 4th day of November, A.D. 2025 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Andrew Foulds
Speaker

Krista Power
City Clerk

Memorandum

Corporate By-law Number: 324-2025-City Manager's Office-Office of the City Clerk

TO:	Office of the City Clerk	**FILE:**	
FROM:	Linda Crago Office of the City Clerk, City Manager's Department		
DATE PREPARED:	October 10, 2025		
SUBJECT:	By-law 324-2025 – Confirming By-law – November 4, 2025		
MEETING DATE:	City Council - November 4, 2025		

By-law Description: A By-law to confirm the proceedings of a meeting of Council, this 4th day of November 2025.

Authorization: Committee of the Whole - 2003/02/24

By-law Explanation: To confirm the proceedings and each motion, resolution and other action passed or taken by the Council at this meeting is, except where prior approval of the Ontario Land Tribunal is required, adopted, ratified and confirmed as if all such proceedings had been expressly embodied in this By-law.

Schedules and Attachments:

Amended/Repealed By-law Number(s):

THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 324-2025

A By-law to confirm the proceedings of a meeting of Council, this 4th day of November 2025.

Recitals

1. Subsection 5(1) of the Municipal Act, 2001, S.O. 2001 c. 25, as amended, provides that the powers of a municipal corporation are exercised by its Council. Subsection 5(3) provides that those powers are to be exercised by by-law.

2. Council considers it appropriate to confirm and adopt its proceedings at this meeting by by-law.

ACCORDINGLY, THE COUNCIL OF THE CORPORATION OF THE CITY OF THUNDER BAY ENACTS AS FOLLOWS:

1. The actions of the Council at the following meeting:

4th day of November, 2025 OPEN SESSION, CITY COUNCIL MEETING

and each motion, resolution and other action passed or taken by the Council at that meeting is, except where prior approval of the Ontario Land Tribunal is required, adopted, ratified and confirmed as if all such proceedings had been expressly embodied in this By-law.

2. The Mayor and the proper officials of The Corporation of the City of Thunder Bay are authorized and directed to do all things necessary to give effect to the actions of the Council referred to in Section 1 of this By-law. In addition, the Clerk is authorized and directed to affix the corporate seal to any documents which require it.

3. This By-law shall come into force on the date it is passed.

Enacted and passed this 4th day of November, A.D. 2025 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Andrew Foulds
Speaker

Krista Power
City Clerk