



**City Council Meeting
Agenda**

**Tuesday, May 5, 2026, 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 the land acknowledgement.
 - 2.2 Moment of Silent Reflection**
 - 2.3 National Anthem**
Claude E. Garton Sign Club to perform the National Anthem

- 3. Disclosures of Interest**

- 4. Presentation**
 - 4.1 City Manager Workplan Update**
City Manager John Collin to provide a presentation.

- 5. Consent Agenda**
 - 5.1 Confirmation of Agenda**
WITH RESPECT to the Tuesday, May 5, 2026 City Council, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

 - 5.2 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 April 21, 2026. **(Distributed Separately)**

	2. The Thunder Bay City Council - Tbaytel AGM held on April 21, 2026. (Distributed Separately)	
5.3	Special Committee of the Whole - Citizens of Exceptional Achievement Awards The Minutes of the following Meeting of the Special Committee of the Whole - Citizens of Exceptional Achievement Awards, to be confirmed: 1. April 22, 2026 Special Committee of the Whole - Citizens of Exceptional Achievement Awards.	7 - 9
5.4	Growth Standing Committee Minutes Minutes of the Growth Standing Committee held on April 28, 2026, for information. (Distributed Separately)	
5.5	Quality of Life Standing Committee Minutes Minutes of the Quality of Life Standing Committee held on April 28, 2026, for information. (Distributed Separately)	
5.6	Ward Meeting Minutes Minutes of the April 2, 2026 Current River Ward Meeting, to be confirmed.	10 - 13
5.7	Mayor's Taskforce on Building More Home Advisory Committee The Minutes of Meeting 03-2026 of the Mayor's Taskforce on Building More Homes Advisory Committee, held on Wednesday, March 18, 2026, for information.	14 - 17
5.8	Thunder Bay District Health Unit Board of Health Minutes Minutes of the Thunder Bay District Health Unit Board of Health meeting held on March 18, 2026, for information only.	18 - 24
5.9	Annual Safety Review Report 2025 Report 182-2026 - City Manager's Office - Human Resources providing an overview of corporate injury statistics, safety programming and claim cost information for 2025, for information only.	25 - 48
5.10	Thunder Bay Community Auditorium Reserve Fund Request 2026 Report 180-2026 - Corporate Services - Finance seeking approval of the request from the Thunder Bay Community Auditorium Inc. to be	49 - 52

reimbursed from the Thunder Bay Community Auditorium Capital Reserve Fund, to pay for capital repairs that have been identified as essential within the facility and detailed in this report.

WITH RESPECT to Report 180-2026-Corporate Services-Finance, we recommend that \$36,000 be provided 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.

5.11 Consent Resolution

WITH RESPECT to the Consent Agenda for the May 5, 2026 City Council meeting, we recommend that the following items be confirmed:

1. Confirmation of Agenda - May 5, 2026
2. Minutes of Previous Council Meetings - April 21, 2026 City Council & April 26, 2026 Tbaytel AGM
3. Special Committee of the Whole - Citizens of Exceptional Achievement Awards - April 22, 2026
4. Growth Standing Committee Minutes - April 28, 2026
5. Quality of Life Standing Committee Minutes - April 28th, 2026
6. Ward Meeting Minutes - Current River Ward Meeting
7. Mayor's Taskforce on Building More Homes Committee Minutes
8. Thunder Bay District Health Unit Board of Health Meeting Minutes
9. Annual Safety Review Report 2025
10. Thunder Bay Community Auditorium Reserve Request 2026

6. Items Arising from Closed Session

7. Reports of Administration

7.1 2026 Tax Policy

53 - 72

Report 116-2026 - Corporate Services - Revenue providing recommendations on the tax policy options and requirements under the *Municipal Act, 2001* for the setting of tax policies, tax rates, and tax due dates in preparation for the 2026 final property tax billing.

WITH RESPECT to Report 116-2026-Corporate Services-Revenue, we recommend that the tax ratios and tax rates included in Attachment 8, as appended to this report, and outlined in Option 2 be approved for the 2026 taxation year;

AND THAT the final tax levy be due in two installments on August 5 and October 7, 2026;

AND THAT By-law 155-2026 be presented at the May 19th City Council for ratification.

7.2 Marina Fuel Storage & Dispensing System Replacement - NOHFC Funding Application

73 - 75

Report 160-2026 - Infrastructure & Operations - Parks & Open Spaces requesting a resolution of support from City Council for a funding application that has been submitted to the Northern Ontario Heritage Fund Corporations (NOHFC) Community Enhancement Program – Enhance Your Community Funding Stream.

WITH RESPECT to Report 160-2026-Infrastructure & Operations-Parks & Open Spaces, we recommend that Administration submit an application to the Northern Ontario Heritage Fund Corporation (NOHFC) Enhance Your Community Funding Stream for the Prince Arthur’s Landing Marina Fuel Storage & Dispensing System Replacement project which requires matched funding of \$700,000, understanding that the City will be required to provide the additional funds to complete the project including any cost overruns that may occur;

AND THAT the Commissioner of Infrastructure and Operations be the authorized signing authority for the application;

AND THAT the Mayor and Clerk be authorized to sign all documentation related to this matter;

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

7.3 Election Sign By-law Amendment

76 - 85

Report 101-2026 - City Manager's Office - Office of the City Clerk recommending that the draft Amendment to the Election Sign By-law, as outlined in this report and appended as Attachment A, be approved.

WITH RESPECT to Report 101-2026-City Manager's Office-Office of the City Clerk, we recommend that the draft Amendment to the Election Sign By-law, as outlined in this report and appended as Attachment A, be approved;

AND THAT By-law Amendment 100-2026 be presented for approval to amend By-law 56-2022, being a By-law to manage and regulate Election

Signs in the City of Thunder Bay as outlined in this report.

8. By-law and By-law Resolution

8.1 By-law 100-2026 - Amendment to By-law 56-2022 - Election Sign By-law 86 - 89

A By-law to amend By-law 56-2022, being a By-law to manage and regulate Election Signs in the City of Thunder Bay, in the District of Thunder Bay.

8.2 By-law Resolution

By-law Resolution - Tuesday, May 5, 2026 - 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: 100- 2026

1. A By-law to amend By-law 56-2022, being a By-law to manage and regulate Election Signs in the City of Thunder Bay, in the District of Thunder Bay.

9. New Business

10. Confirming By-law and Confirming By-law Resolution

10.1 By-law 167-2026 – Confirming By-law – May 5, 2026 90 - 91

A By-law to confirm the proceedings of a meeting of Council, this 5th day of May 2026.

10.2 Confirming By-law Resolution

Confirming By-law Resolution - May 5, 2026 - 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: 167-2026

1. A By-law to confirm the proceedings of a meeting of Council, this 5th day of May, 2026.

11. Adjournment



Committee of the Whole Meeting Minutes

Wednesday, April 22, 2026, 5:30 p.m.

S.H. Blake Memorial Auditorium

Present:

- Mayor Ken Boshcoff
- Councillor Mark Bentz
- Councillor Kasey Etreni
- Councillor Andrew Foulds
- Councillor Trevor Giertuga
- Councillor Dominic Pasqualino
- Councillor Michael Zussino

Jeff Walters, Deputy City Clerk
John Collin, City Manager
Lori Wiitala, Committee Clerk & Legislative Specialist

1. Special Committee of the Whole in the S.H. Blake Memorial Auditorium (Council Chambers) at 5:30 p.m.

Chair: Councillor Michael Zussino

2. Land Acknowledgement

Councillor Andrew Foulds provided a land acknowledgement.

3. Appointment of Chair

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

WITH RESPECT to the Wednesday, April 22, 2026 Special Committee of the Whole - Citizens of Exceptional Achievement Awards meeting, we recommend that Councillor Michael Zussino be appointed Chair.

CARRIED

4. Disclosures of Interest

5. Confirmation of Agenda

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Councillor Trevor Giertuga

WITH RESPECT to the April 22, 2026 Special Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

6. Presentations

Mayor Ken Boshcoff and Members of City Council presented the 48th Annual Citizens of Exceptional Achievement Awards in accordance with the Official Recognition Program. The following Exceptional Citizens received awards:

Youth Award

Andreh Alaref

Kiryn Joseph

Abbigayle Lavoie

Alina Martikainen Ramirez

Paige Towsley

Good Citizen Award

Biljana Baker

Luka Brkljacic

Hannah DeCorte

Karling Draper

Ruth Friedrich

Roberta Hannusch

Jack McKinnon

Colleen Owen

Andrei Rosario

Roger Searson

Spirit of Thunder Bay Award

Robin Cooper

Sharon Dempsey

Catherine Goodman

Emily Kerton

Heather McLeod

7. Adjournment

The meeting adjourned at 6:28 p.m.



Current River Ward Meeting Minutes

Thursday, April 2, 2026, 7:00 p.m.
North End Community Centre
950 Huron Avenue

1. Current River Ward Meeting 01-2026

Chair: Councillor Andrew Foulds

2. Resource Persons

Cynthia Olsen, Director - Strategy & Engagement
Lori Wiitala, Committee Clerk & Legislative Specialist

3. Welcome and Opening Remarks

The Chair welcomed those in attendance, introduced Administration and provided introductory remarks.

There were approximately 27 people in attendance.

4. Minutes of Previous Meeting

Minutes of the Current River Ward meeting held on November 5, 2025, were provided, for information.

Note: the minutes provided in the online agenda and at the meeting were the Minutes of the June 10, 2025 Meeting of Current River Ward; they have now been updated and the Minutes of the November 5, 2025 Meeting of Current River Ward are attached to the meeting agenda, available online at the following link:

<https://pub-thunderbay.escribemeetings.com/FileStream.ashx?DocumentId=11461>

5. Enhanced Encampment Response - Ten Part Plan

Director – Strategy & Engagement, Cynthia Olsen, presented on the Enhanced Encampment Response: A Human Rights-Based Community Action Plan, including background, current initiatives, and the proposed ten-part plan.

Director Olsen advised that the increase in visible homelessness began in 2020 during the COVID-19 pandemic, when emergency shelter capacity was reduced and public spaces were closed. Physical distancing requirements further limited available space, contributing to an increase in unsheltered individuals. Additional contributing factors included de-carceration, substance use, lack of supportive housing, and insufficient shelter capacity.

Director Olsen noted that homelessness has continued to increase over the past six years, driven by interconnected factors, including rising housing and food costs and limited access to affordable housing. It was further noted that the primary need is increased housing supply, supported by appropriate funding.

Director Olsen advised that Council adopted a Human Rights-Based Approach in 2023, and recent court rulings have confirmed that municipalities cannot remove encampments from public property without providing viable alternative shelter options.

Director Olsen provided an overview of current and planned initiatives, including:

- The development of a Temporary Village Site at 879 Alloy Place, with up to 80 units and on-site supports;
- The identification of up to three designated encampment locations, with approximately 25 tents permitted per site;
- The establishment of an Encampment Response Team to coordinate services and respond to concerns;
- Ongoing collaboration with TBDSSAB and community partners to provide coordinated supports.

In response to questions from Committee, Director Olsen advised:

- Homelessness trends are being experienced across Canada, due in part to rising costs of living and housing shortages;
- A system-based approach is used to determine prioritization for housing and supports;
- Individuals who are unsheltered are prioritized, based on acuity of risk;
- Barriers to accessing services include lack of identification, which is being addressed through existing programs;
- The Temporary Village Site will provide a fixed address, supporting access to services.

6. Ward and City Issues

The Chair provided comments respecting the property municipally known as 791 Arundel Street and clarified that the recent Council decision was to declare the property surplus, and not to approve development.

The Chair noted that the matter was extensively debated at a previous meeting, including discussion related to a potential future rezoning application. Key concerns identified included traffic flow and sight lines, privacy impacts to adjacent properties, pathway connectivity, and stormwater management.

The Chair further advised that no rezoning application has been submitted at this time, and that any future application would be subject to the standard planning process, including public consultation, deputations, and the ability to appeal.

With respect to the broader process, the Chair advised that the City previously considered ten properties through a Call for Proposals process and has historically taken a more passive approach to surplus lands. Proposals were evaluated based on established criteria, including alignment with growth principles, neighbourhood fit, and proponent capacity, with the successful proponent achieving the required evaluation score.

The Chair further advised that the sale of multiple properties, including Arundel Street, will be considered by the Standing Committee – Growth on April 7, 2026, and that Council remains open to both proceeding or not proceeding with the sale, subject to future applications and information.

In response to questions, the Chair advised:

- The Arundel Street matter was not included on the current agenda, as approximately 2.5 hours of discussion occurred at a previous meeting, and an update will be provided when additional information becomes available;
- Should a rezoning application be submitted, it would be subject to the full public process, including deputation opportunities and potential appeal;
- Any proposed development would be required to address matters such as traffic, environmental impacts, water and sewer servicing, and site design, to the satisfaction of Council;
- Agreements of purchase and sale include conditions such as rezoning approval and site plan control, and land transfer does not occur until conditions are met;
- Studies, including traffic and environmental reviews, would be required as part of the planning process.

Concerns were raised regarding the use of the Arundel Street property as existing parkland and an active living corridor, with requests to retain and secure the greenspace and environmental features. The Chair noted that these matters would form part of any future planning review process. The Chair also responded to questions regarding alternative sites, including the Strathcona Golf Course, noting potential challenges including public use, environmental considerations, and increased usage of the facility since COVID-19.

Additional discussion included:

- Concerns respecting access and traffic movement between Arundel Street and adjacent areas, which would be required to meet engineering and safety standards;
- Questions regarding community safety incidents, including recent events in the ward. The Chair advised that the City does not have access to police-specific information and encouraged residents to report concerns directly to the Thunder Bay Police Service;
- Comments regarding encampments and suspected illegal activity, with residents encouraged to report concerns to support enforcement efforts;
- Questions regarding infrastructure repairs, including lighting at the Boulevard Dam, with Administration working with manufacturers to resolve issues;
- Ongoing roadwork coordination, including timing of resurfacing and water/sewer projects, noting that residential roads are a lower priority and that road funding has increased incrementally in recent years;
- Concerns regarding Marina Park fee increases, with the Chair noting the increase was not phased in;
- Clarification respecting Thunder Bay Community Auditorium ticket sales, confirming that in-person box office hours remain available, although limited, and that the facility operates with its own Board and administration, with the City as owner.

7. Adjournment

The meeting adjourned at 9:06 p.m.



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

Wednesday, March 18, 2026, 12:30 p.m.

McNaughton Room - 3rd Floor, City Hall

1. Mayor's Taskforce on Building More Homes Advisory Committee Meeting 03-2026

Chair: Mayor Ken Boshcoff

2. Members

Mayor Ken Boshcoff

Justyn Desjardins - Representative - Institution Delivering Construction and Trades Training

Harold Lindstrom - Representative - Construction/trades Association involved in Housing Construction

Paul Magiskan - Representative - Indigenous led Stakeholder with Affordable Housing Development Experience

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

Lori Wiitala, Committee Clerk & Legislative Specialist

4. Disclosures of Interest

None.

5. Agenda Approval

MOVED BY: John Stephenson
SECONDED BY: Ken Ranta

WITH RESPECT to the March 18, 2026 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 02-2026 of the Mayor's Taskforce on Building More Homes Advisory Committee, held on February 18, 2026, to be confirmed.

MOVED BY: Justyn DesJardins
SECONDED BY: John Stephenson

THAT the Minutes of Meeting 02-2026 of the Mayor's Taskforce on Building More Homes Advisory Committee, held on February 18, 2026, be confirmed.

CARRIED

7. Housing Accelerator Fund Annual Report

Memorandum from Project Manager Summer Stevenson, dated March 10, 2026, providing an update on the HAF annual report. Includes HAF-CMHC 2026 Annual Report Text Copy attachment.

Project Manager Summer Stevenson provided an update on the Memorandum dated March 10, 2026, relative to the Housing Accelerator Fund Annual Report that was included in the agenda.

- Report was submitted March 9, 2026 and currently under review with CMHC; final approval anticipated by end of March
- Third advance expected by March 31
- Reporting period reflects 530 new units (reporting period)
- Combined Year 1 and 2 progress at approximately 86% of target
- Missing middle and multi-unit targets exceeded; affordable housing remains below target

The Committee noted strong progress toward overall housing targets; labour shortages and increased construction costs continue to impact delivery.

The Additional Dwelling Unit (ADU) program experienced high demand, noting long wait times for contractor services.

8. Housing Accelerator Fund (HAF) Action Plan Update

Memorandum from Project Manager Summer Stevenson, dated March 10, 2026, providing a HAF update for the month of March.

Project Manager Stevenson provided an overview of the HAF Action Plan.

- overall housing supply target of 1,755 units
- current progress at approximately 50% (877 units)
- grant programs continue to advance with permits issued and applications under review.
- third intake closed February 27, 2026; applications under evaluation.

The Committee discussed continued progress toward HAF targets and implementation timelines. The final reporting period for the Action Plan remains December 31, 2026. The focus for 2026 is on implementation and achieving remaining milestones. Ongoing challenges include labour capacity and project viability.

9. Housing Affordability Action Plan Update

Memorandum from Project Manager Summer Stevenson providing an update on the Housing Affordability Action Plan distributed separately on Monday, March 16, 2026.

Project Manager Stevenson provided an update on the Housing Affordability Action Plan.

- Housing Affordability Study nearing completion (April 2026)
- Action Plan to guide work over the next five years of housing-related work

Key upcoming dates:

- April 15, 2026 - Taskforce review
- April 27, 2026 - Finalization
- May 12, 2026 - Presentation to Growth Standing Committee

The Committee discussed alignment with the Community Safety & Well-Being Plan.

Challenges in delivering affordable housing units without additional incentives were noted. Market conditions, including high construction costs and labour shortages, continue to affect feasibility. Importance of partnerships and senior government funding support was emphasized.

10. Roundtable Updates

Thunder Bay and District Social Services Administration Board (TBDSSAB) will present their 10-year plan at the April 17, 2026 meeting.

Director, Development Services Joel DePeuter offered thanks to Project Manager Summer Stevenson, the Development Services team, and stakeholders involved relative to the success of the project this far.

Manager, Community Development Cheryl Lamers provided an update on 2 studies the CEDC is currently working on regarding Housing affordability and a Labour Market Study (immigration and the RCIP). It was noted that the RCIP is highly successful and have found students transferring to Thunder Bay as a result.

It is recommended to invite representatives from the Provincial and Federal governments to attend a committee meeting.

11. Next Meeting

The next meeting will be held on April 15, 2026 at 12:30 p.m. in the McNaughton Room.

12. Adjournment

The meeting adjourned at 2:01 p.m.



**THUNDER BAY DISTRICT HEALTH UNIT
BOARD OF HEALTH MEETING
MINUTES**

MINUTES OF THE MEETING: March 18, 2026

TIME OF MEETING: 1:00 PM

PLACE OF MEETING: First Floor Boardroom / MS Teams

CHAIR: Mr. Don Smith

BOARD MEMBERS PRESENT:

- Mr. Grant Arnold
- Ms. Cindy Brand
- Mr. Paul Malashewski
- Mr. James McPherson
- Mr. Jim Moffat
- Ms. Cynthia Olsen
- Ms. Donna Peacock
- Mr. Don Smith
- Dr. Mark Thibert
- Ms. Kristine Thompson
- Mr. Todd Wheeler

REGRETS:

- Ms. Lucy Belanger
- Ms. Kasey Etreni

RECORDER:
Ms. Lila McNeice, Executive Assistant, Secretary to the Board of Health

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 and Strategic Initiatives
- Ms. Diana Carlson, Administrative Assistant – Corporate Services

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 1:03 PM.

2. ATTENDANCE AND ANNOUNCEMENTS

Regrets were received from Ms. Lucy Belanger and Ms. Kasey Etreni.

3. DECLARATIONS OF CONFLICT OF INTEREST

There were no declarations of conflict of interest.

4. AGENDA APPROVAL

The agenda of the March 18, 2026 meeting was presented for approval.

Resolution No. 27-2026

Moved By: P. Malashewski

Seconded By: J. Moffat

THAT the Agenda for the Regular Board of Health meeting to be held on March 18, 2026 be approved.

CARRIED

5. INFORMATION SESSION

5.1 Planet Youth Thunder Bay

Ms. Shannon Robinson (Director of Health Promotion) introduced Ms. Katina Edey (Manager of Substance Use Health) and Ms. Sheena Albanese (Health Promotion Planner) who provided a presentation on “Planet Youth Thunder Bay” 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 February 18, 2026 Board of Health Regular and Closed session meetings were presented for approval.

Resolution No. 28-2026

Moved By: K. Thompson

Seconded By: P. Malashewski

THAT the Minutes of the Thunder Bay District Board of Health (Regular and Closed Session) meetings held on February 18, 2026 be approved.

CARRIED

6.2 Board of Health Executive Committee

The minutes of the January 21, 2026 Board of Health Executive Committee (Regular Session) meeting were presented for information.

7. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the previous meeting minutes.

8. BOARD OF HEALTH (CLOSED SESSION) MEETING

Resolution No. 29a-2026

Moved By: P. Malashewski

Seconded By: J. Moffat

THAT the Board of Health move into Closed Session to receive information relative to labour relations or employee negotiations.

CARRIED

At 1:20 PM, the Board of Health moved into Closed Session, and the following individuals left the meeting:

- Ms. Diana Gowanlock, Director – Health Protection
- Ms. Shannon Robinson, Director – Health Promotion
- Ms. Dana Wilson, Associate Director – Communications and Strategic Initiatives
- Ms. Diana Carlson, Administrative Assistant – Corporate Services
- Ms. Lila McNeice, Executive Assistant and Secretary to the Board of Health

At 1:33 PM, the above noted individuals returned to the meeting.

8.1 Closed Session Report

The Chair reported that during the Closed Session, the Board received information relative to labour relations or employee negotiations.

9. DECISIONS OF THE BOARD

9.1 Employee Group Benefit Plan Renewal

D. Hrychuk (Director of Corporate Services) presented Report No. 07-2026 (Finance / Human Resources) relative to recommendations for renewal of the Employee Benefit Plan for the period of April 1, 2026 to March 31, 2027.

Resolution No. 30-2026

Moved By: J. Moffat

Seconded By: K. Thompson

THAT with respect to Report No. 07-2026 (Finance / Human Resources), we recommend the renewal of the Employee Group Benefit Plan with GreenShield Canada (Health, Dental and Travel) through the Association of Local Public Health Agencies (alPHa) Employee Group Benefit Consortium Plan as presented for the policy term of April 1, 2026 to March 31, 2027.

AND THAT the Director of Corporate Services and the Manager of Finance be authorized to complete any administrative requirements of the renewal.

CARRIED

9.2 One-Time Funding for Public Health Inspector Practicum

D. Hrychuk (Director of Corporate Services) presented Report No. 08-2026 (Environmental Health) relative to the application of a one-time 100% funding request for Public Health Inspector student practicums.

Resolution No. 31-2026

Moved By: K. Thompson

Seconded By: J. Moffat

THAT with respect to Report No. 08-2026 (Environmental Health), we recommend that the application for one-time 100% funding of \$27,000 for two Public Health Inspector students be approved for submission to the Ministry of Health through the Annual Service Plan and Budget Submission process;

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

CARRIED

9.3 One-Time Funding Request - Parking Lot Rejuvenation

D. Hrychuk (Director of Corporate Services) presented Report No. 09-2026 (Information Systems and Property) relative to the application of a one-time 100% funding request for Parking Lot Rejuvenation at the main office building.

Resolution No. 32-2026

Moved By: J. Moffat

Seconded By: K. Thompson

THAT with respect to Report No. 09–2026 (Information Systems and Property), we recommend that the application for one-time 100% funding of \$1,100,000 for the repairs to the grounds for the main office building be approved for submission to the Ministry of Health through the Annual Service Plan and Budget Submission process;

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

CARRIED

9.4 One-Time Funding Request - Clay Tile Flooring Replacement – Phase Two

D. Hrychuk (Director of Corporate Services) presented Report No. 11-2026 relative to phase two of the Clay Tile Flooring Replacement at the main office building.

Resolution No. 33-2026

Moved By: K. Thompson

Seconded By: J. Moffat

THAT with respect to Report No. 11–2026 (Information Systems and Property), we recommend that the application for one-time 100% funding of \$175,000 for the Clay Tile Flooring Replacement stairways, banister and second floor washrooms be approved for submission to the Ministry of Health through the Annual Service Plan and Budget Submission process;

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

CARRIED

9.5 November 2026 Meeting Date

Dr. J. DeMille (Medical Officer of Health and Chief Executive Officer) presented a memorandum relative to the selection of a date for the November Board of Health regular session meeting.

Resolution No. 34-2026

Moved By: P. Malashewski

Seconded By: K. Thompson

THAT we recommend that the November Board of Health regular meeting be held on Thursday, November 12th, 2026, at 1:00 PM.

CARRIED

9.6 Presentations to Municipalities Policy

The Board discussed a memorandum dated March 18, 2026 on behalf of Kasey Etreni, Board Member, relative to the development of a Municipal Presentations Policy. No resolution was drafted for consideration at the meeting. The Board agreed to the development of a draft policy to be presented at a future meeting for review and consideration.

10. COMMUNICATIONS FOR INFORMATION

10.1 Facilities Report

D. Hrychuk (Director of Corporate Services) presented Report No. 10-2026 (Information Systems and Property) relative to providing the Board of Health with the annual review of facilities and equipment, for information.

10.2 Organizational Structure

Dr. J. DeMille (Medical Officer of Health and Chief Executive Officer) presented a memorandum relative to providing the Board with an update on the TBDHU organizational structure.

10.3 MOH/CEO Update

Dr. J. DeMille (Medical Officer of Health and Chief Executive Officer) provided a verbal update to the Board.

11. NEXT MEETING

The next regularly scheduled meeting will be held on April 15, 2026.

12. ADJOURNMENT

Resolution No. 36-2026

Moved By: K. Thompson

Seconded By: P. Malashewski

THAT the Board of Health meeting held on March 18, 2026 be adjourned
at 2:15 PM.

CARRIED

City Council Report

REPORT NUMBER 182-2026-City Manager's Office-Human Resources

DATE

PREPARED

April 16, 2026

FILE

CITY COUNCIL MEETING DATE

May 5, 2026

SUBJECT

Annual Safety Review Report 2025

RECOMMENDATION TO CITY COUNCIL

For information only.

EXECUTIVE SUMMARY

Council has directed Administration to report annually on the corporation's safety performance and initiatives.

The overall number of reported incidents in 2025 increased by 3.2% from 586 incidents to 605. The number of Lost Time claims also increased by 6.1% from 2024. Over-exertion/strain and mental stress continue to be the leading causes of reported injuries. Mental stress injuries, primarily impacting paramedics, accounted for over 24% of all reported injuries. Across the corporation, Workplace Safety and Insurance Board (WSIB) claims decreased by almost 5% compared to 2024.

WSIB claim costs were reduced by almost \$911,000 through prevention efforts mainly focused on supports for mental health injuries that impact emergency services. WSIB costs still remain high because of the legacy costs required by Schedule 2 Employers. In 2025 costs related to injuries incurred in 2025 was approximately \$600,000 with the remaining \$5.2 million attributable to legacy claim costs.

Incidents of workplace violence resulting in an injury or near miss were up slightly in 2025 and incidents continue to be assessed for specific corrective actions to protect employees. The Employee Safety Task Force (ESTF), established in 2023 to specifically assess incidents experience by front line staff, was disbanded in 2025 as the action items established have been completed or are in progress.

The Ministry of Labour, Immigration, Training, and Skills Development (MLITSD) conducted 49 site visits in 2025, issuing orders requesting information such as documents, procedures, training records and a risk assessment. Each order was resolved within the specified time frame. Four critical injuries were reported to the MLITSD in 2025.

The Safety Management System (SMS) was fully implemented by the end of 2025. The City of Thunder Bay’s SMS is guided by the ISO 45001 standard, with the objective of driving continuous improvement through the identification and control of safety hazards. In accordance with best practice guidelines, an external audit will be conducted in 2026.

DISCUSSION

The Safety & Wellness Section is mandated to establish a safety program, act as a resource, and provide oversight of the safety program for all City of Thunder Bay (CTB) departments, excluding the Thunder Bay Police Service, affiliated boards and commissions.

Ministry of Labour, Immigration, Training and Skills Development

The Ministry of Labour, Immigration, Training and Skills Development (MLITSD), whose mandate is to eliminate workplace fatalities, injuries and illnesses by enforcing the Occupational Health and Safety Act (OHSA) and its associated regulations, attended CTB worksites on 49 occasions in 2025, as outlined in Table 1. The Ministry of Labour Immigration, Training and Skills Development (MLITSD) attended CTB worksites on 49 occasions in 2025, as outlined in Table 1.

Table 1: Number of MLITSD Site Visits Completed and Orders Received per Year

Year	2021	2022	2023	2024	2025
Total Visits	15	47	41	28	49
Visits with Orders Issued	4	10	8	8	10
Number of Orders Issued	13	17	14	17	13

Of the 49 MLITSD visits conducted in 2025:

- 19 were follow-up visits, 7 of which were compliance audits,
- 11 were proactive visits,
- 8 were in response to complaints from workers,
- 5 were related to critical injuries, although only 4 were actual critical injuries,
- 2 were occupational illnesses; NIHL and staphylococcus,
- 2 were continuations with consult from the regional ergonomist,
- 1 was about a work refusal,
- 1 was related to consolidating Joint Health and Safety Committees (JHSC).

All orders have been complied with and can be summarized as follows:

- 6 orders related to carbon monoxide and ammonia testing in Arenas and providing documentation and training to the MLITSD
- 2 orders to complete a workplace harassment investigation
- 1 order to provide injured workers training records after a critical injury
- 1 order to lock out fire poles until the JHSC conducts a risk assessment,
- 1 order to provide a Safety Data Sheet (SDS) for a product

- 1 order to provide information, instruction, and supervision to workers working around vehicular traffic
- 1 order to provide corporate procedures: Violence in the Workplace Prevention, Violence in the Workplace, Corporate Policy on Harassment, and most recent risk assessment for violence in the workplace.

Workplace Incidents

Incidents that require health care or result in lost time are required to be reported to the Workplace Safety and Insurance Board (WSIB). Reporting of all incidents, including first aid and hazards/near misses is encouraged to identify trends and capture accurate data for prevention efforts. The incident reports are shared with management and JHSCs to assist in hazard identification and focus Safety & Wellness efforts.

Workplace Incidents by Classification

Incidents are classified in four categories:

- Hazards - incidents where the situation or environment has the potential to cause injury (i.e. an employee slipped but caught themselves before falling). Hazards are also known as “near misses”.
- First Aid - incidents where an employee is injured but does not require formal medical aid from a health care practitioner. This could include a cut that is bandaged in the workplace, or a first responder who seeks peer support following a challenging call.
- Health Care - incidents where an employee requires medical aid from a health care practitioner (i.e. employee goes to hospital to evaluate strained knee). Health care incidents are reportable to WSIB.
- Lost Time - incidents where an employee is injured and is required to be off work beyond the date of injury to recover. These injuries can range from muscle strains to mental stress. Lost time incidents are reportable to the WSIB.

A comparison of the total number of incidents based on classification over the last five years is summarized in Figure 1.

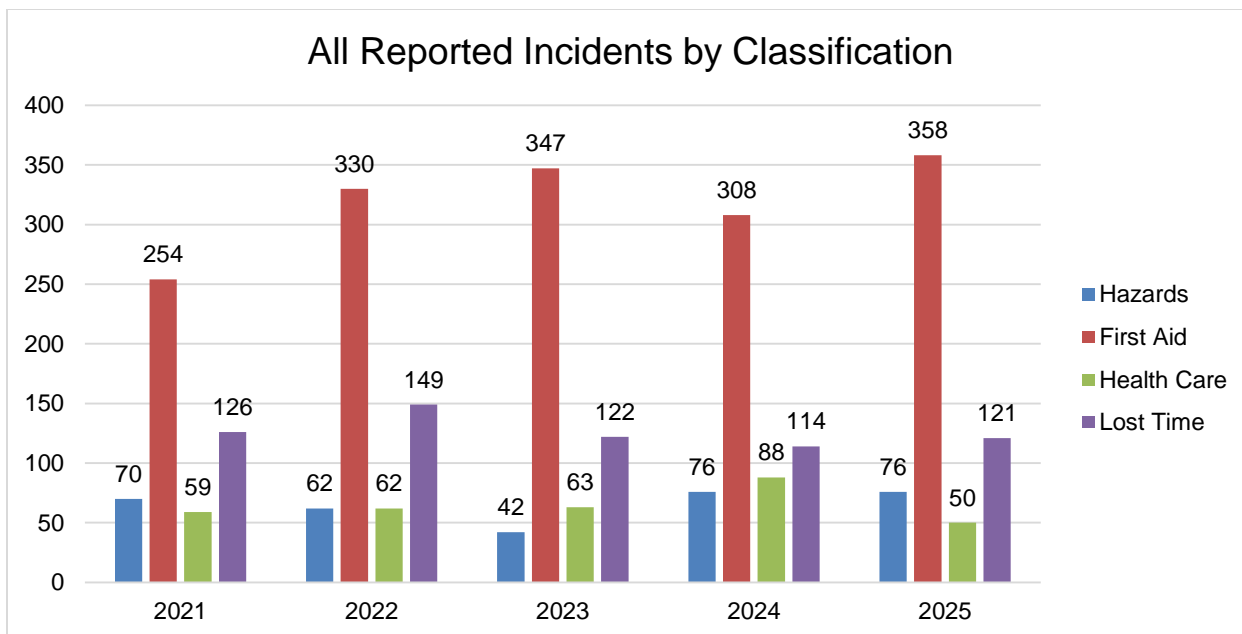


Figure 1: Total Incidents by Classification per Year

Note (1): The above incidents do not include Recurrent Claims, Police or Outside Boards claims.

Note (2): Numbers may fluctuate year over year based on WSIB activity such as claim approvals, denials, or appeals.

The overall number of reported incidents in 2025 increased by 3.2% from 586 incidents to 605. The number of Lost Time claims also increased by 6.1% from 2024.

Workplace Incidents by Type of Injury

Over Exertion and Strain (OES) Injuries – 120 OES injuries were reported in 2025, comprising 19.6% of all injuries. These injuries are often caused by unpredictable lifts and transfers of long-term care residents and emergency services patients. In other physically repetitive jobs, like waste collection and transit, employees commonly suffer from back and shoulder injuries.

Struck or Contact by Injuries – 102 struck or contact by injuries were reported in 2025, comprising 16.7% of all injuries. These injuries most often happen when an employee is struck by a patient or long-term care resident, with the highest reports coming from Superior North EMS (SNEMS), and Pioneer Ridge. Prevention efforts concentrate on training staff to recognize early signs of negative behaviors and to better manage them.

Mental Stress Injuries – 147 mental stress injuries were reported in 2025, comprising 24.1% of all injuries. Most of the mental stress injuries reported were experienced by paramedics (80%). Prevention efforts are focused on improving access to mental health supports including peer support, debriefing after difficult calls, mental health counselling, and improving working conditions to bolster employee resiliency.

Figure 2 below summarizes the number of incidents by type over the past three years.

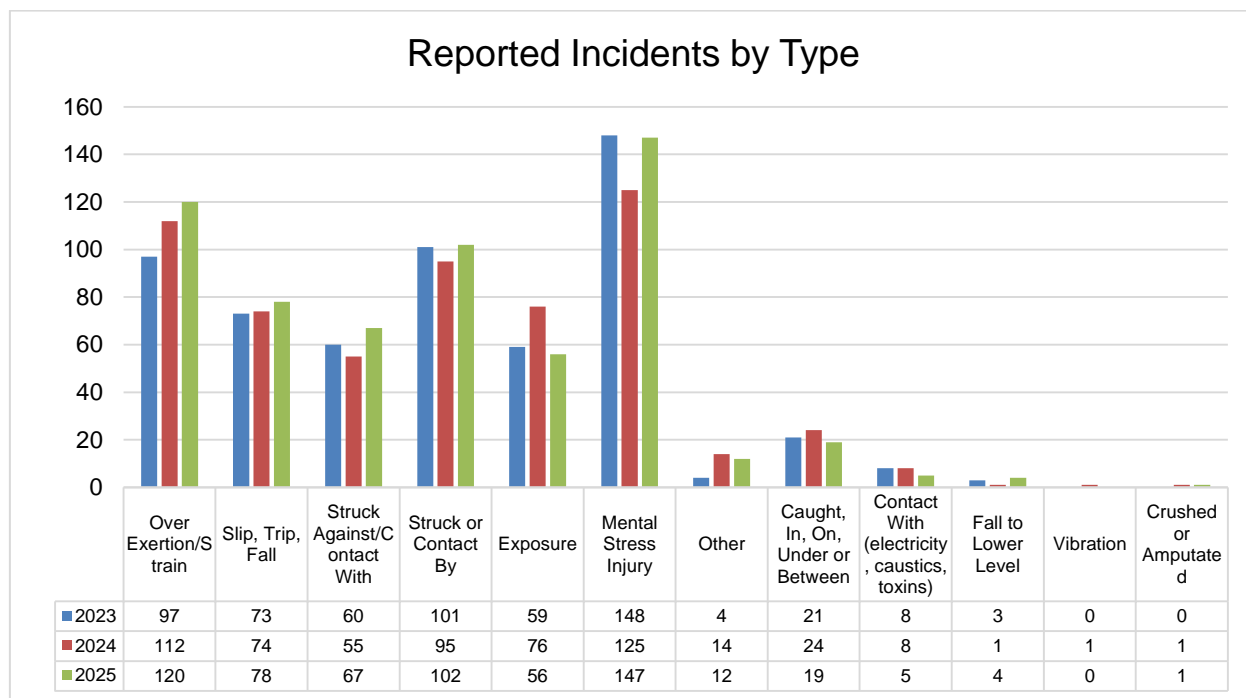


Figure 2: Incident Totals by Type and Year

Note: Incidents classified as “Other” are either incidents where there is not a direct workplace cause that could be identified by the Supervisor, or where the events are unusual and cannot be slotted within the standardized categories.

Incidents broken down by department are included in Appendix B. Per council’s previous requests for more comprehensive information, reportable incident data for operational areas has also been included for information in Appendix C. Both sets of graphs include only approved or pending WSIB claims and excludes near misses, first aids and denied claims. For the data in Appendix C only the top 5 causes of reported incidents are included, so total may not match overall counts.

Critical Injuries/Serious or Major Incidents

Critical injuries are defined as follows under Ontario Regulation 420/21 of the Occupational Health and Safety Act (OHSA):

“critically injured” means an injury of a serious nature that,

- a) places life in jeopardy,
- b) produces unconsciousness,
- c) results in substantial loss of blood,
- d) involves the fracture of a leg or arm but not a finger or a toe,
- e) involves the amputation of a leg, arm, hand or foot but not a finger or a toe,
- f) consists of burns to a major portion of the body, or
- g) causes the loss of sight in an eye.

Critical injuries and serious or major incidents, defined in the OSHA, require extensive investigation, must be reported to the MLITSD and may include incidents involving a non-worker where it can be reasonably determined that there is a connection between the hazard and the risk to workers.

A summary of reported critical injuries annually over the last five years is provided in Table 2.

Table 2: Number of Critical Injuries per Year

Year	# of Critical Injuries
2021	2
2022	2
2023	6
2024	6
2025	4

In 2025, four critical injuries were reported to the MLITSD. Three involved fractures, and one involved a loss of consciousness. Two of the fractures resulted from slips and falls. In one case, a worker slipped on a spilled beverage while cleaning the floor. In the other, an employee sustained a fracture while sliding down a fire pole with little to no resistance to slow the descent. The third fracture occurred when an employee's hand was caught between a log and a woodchipper chute. The loss of consciousness occurred when a worker fainted on the pool deck due to a non-work-related issue.

Workplace Safety and Insurance Board (WSIB)

WSIB benefits are payable to any employee who is deemed to have incurred a health care or lost time workplace injury or illness as determined by WSIB. The CTB is a Schedule 2 employer, meaning that we are billed and pay actual benefit costs plus an administration fee. WSIB maintains full authority over the claims entitlement process.

\$5.3 million of the \$5.8 million in reported WSIB costs for 2025 are related to pensions, compensation, health care and administration costs from legacy injuries. The remaining \$590,00 are costs related to injuries sustained in 2025. Legacy costs for Schedule 2 Employers can only be impacted through the death of the injured worker or their survivor, if applicable. Further, WSIB policy, at the time of injury dictates the level of benefit an injured worker receives. The CTB has no input on claim decisions or WSIB policy. For some context, examples of historical claims including the oldest claim on file currently receiving benefits, as well as historical claims with significant costs are captured below in Table 3.

Table 3: Examples of Historic Claims included in WSIB costs

Year of Injury	Area	Monthly claim cost paid by the City
1967	Fire	\$ 270
1989	Homes	\$1,200
1996	Recreation	\$4,500
2003	Child Care	\$2,500

In addition to the monthly costs, the city continues to pay the WSIB administration fee on these historical claims as well as all new claims. For Schedule 2 Employers, WSIB provides a provisional administration rate to employers early in the year. This rate is based on the number of claims and expected WSIB costs for the administration of claims.

The 2025 provisional administration rate was set at 17.1% but is expected to be finalized at 17.4% once WSIB confirms their administration costs for 2025 which is anticipated to occur in July 2026. The provisional rate set for 2026 is 17.7%

As outlined in Appendix A there was a reduction of \$910,779.22 in WSIB costs for 2025 from 2024. As a Schedule 2 Employer the majority of costs incurred in a year are legacy costs. As previously discussed, legacy costs cannot be reduced as they are benefit payments to workers on approved claims and continue for the life of the claim. The only way to reduce annual WSIB costs is through injury prevention to reduce in year costs and future impacts. Investment in prevention strategies such as the dedicated mental health supports for SNEMS and Thunder Bay Fire Rescue (TBFR) are attributed to the reduction of the in-year costs for 2025. The program was implemented in 2023, but the downstream effects were not immediately realized, which is the norm for prevention programs.

Figure 3 below summarizes the total WSIB Claim Costs over the last five years, and the departments where the costs originate.

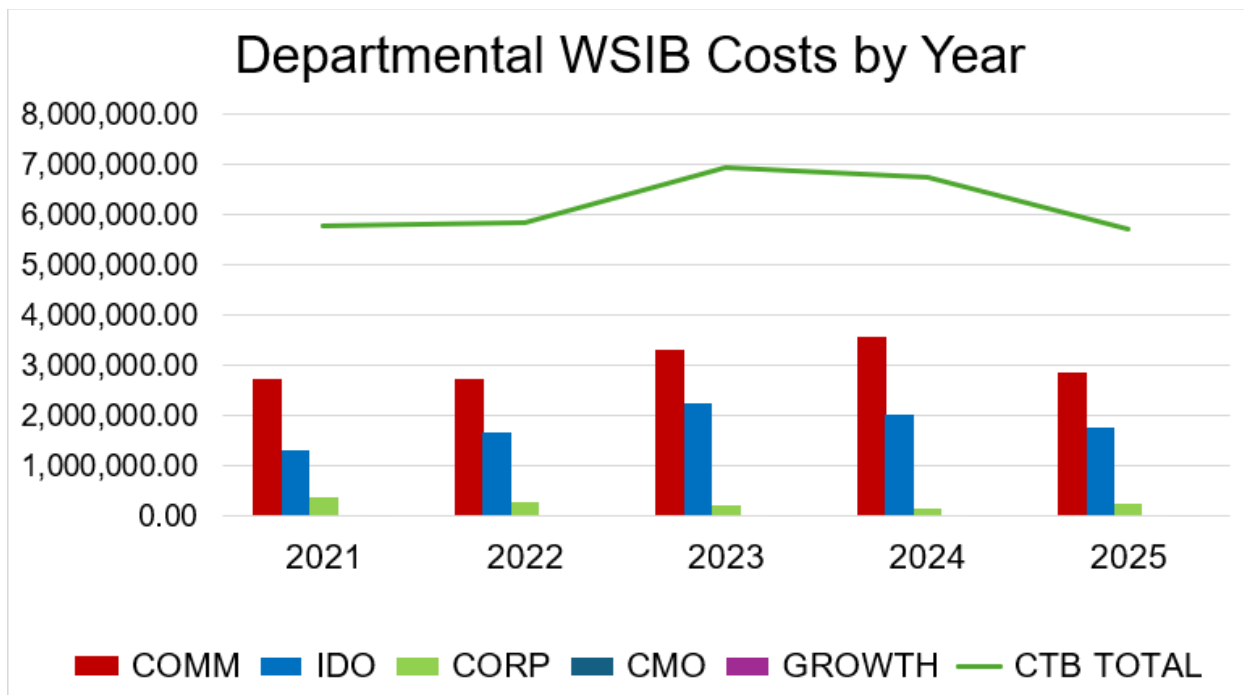


Figure 3: The total cost of approved claims per year by Department.

Thunder Bay Fire Rescue (TBFR), in the Infrastructure & Operations department, is the only work area that has claims for presumptive occupational cancers. A portion of WSIB costs from this department are related to legacy illness claims dating back to 1960. One claim was reported in 2025. Another from 2011, initially denied, was allowed in 2025 as the legislative requirement for colorectal cancer diagnosis to be obtained prior to the age of 61 was removed as of July 1, 2025.

Mental Stress Injuries

First responders are at a higher risk of experiencing Mental Stress Injuries (MSI) due to routine exposure to traumatic events in the course of their work. Presumptive legislation recognizing PTSD in first responders was introduced in 2016, while additional mental health illnesses (chronic and traumatic stress) were added in 2018. Claim costs for MSI's represent more than half of the annual provincial WSIB costs despite representing approximately 24% of the compensable injuries. This is a trend experienced by emergency services across the province and supported by the WSIB data. Workers who have lost time for MSI's remain off work for longer durations and have a much lower rate of success in returning to work in their pre-injury occupation.

MSI's decreased since 2023 and remained relatively stable from 2024 to 2025. This aligns with the introduction of dedicated psychological support services for SNEMS and TBFR. The first year of the contract, awarded in 2023, was a developmental year that involved assessing the needs of each service and their respective employees to develop strategies to reduce stigma, creating relationships and encouraging employees to seek out and connect to care when needed. Through 2025, NWO Psychology, the dedicated service provider, began implementing their programming, which includes:

- Critical incident debriefing
- Timely access to one-on-one support
- Peer support program development
- Resiliency training
- Data driven/best practice recommendations for programming

The preliminary results and anecdotal feedback from staff is very encouraging in predicting ongoing success, however additional time and data is required to make firm conclusions.

Figure 4 below summarizes the MSI by Year.

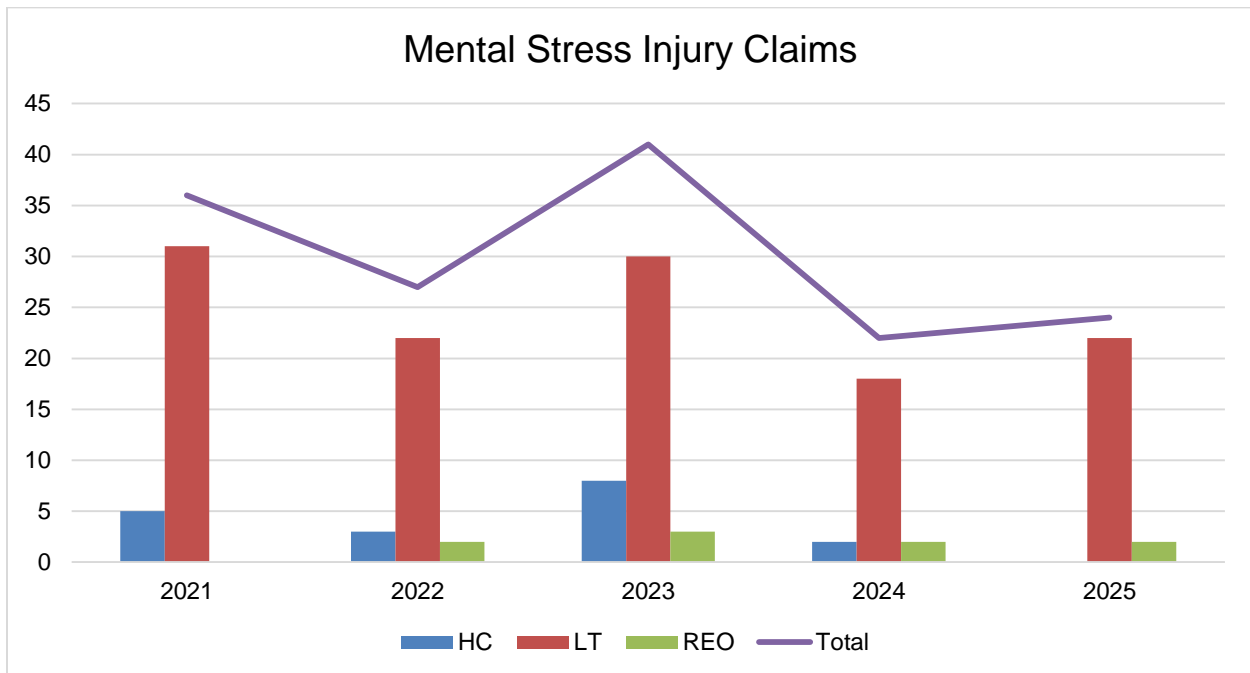


Figure 4: The number of mental stress claims per year by incident type (HC – Health Care, LT – Lost Time, REO – Reoccurring Injury).

Workplace Violence

Incidents of violence directed at front-line CTB staff that result in injury or a near miss through the normal course of their work, are reported and tracked through the Parklane Online Incident Report (OLIR) system.

Table 4 below summarizes the number of violent incidents reported through the OLIR system from 2021 to 2025 and includes both reportable injuries resulting in a WSIB claim and near miss/first aid incidents.

Table 4: Incidents of Violence Reported Through Parklane OLIR

Department/Section	2021	2022	2023	2024	2025
SNEMS (District)	3	3	6	7	5
Transit	11	9	10	14	8
SNEMS (City)	49	61	56	51	43
Pioneer Ridge	45	21	30	24	26
Administrative Areas (Finance, Revenue, City Clerks, CIT, Parking Authority)	2	2	2	1	7
Recreation (Aquatics, Wellness, Children & Youth, Sport & Community Development) & Child Care	2	3	10	9	19
Operational Areas (Roads, S&W, Waste Collection, Arenas, Parks)	1	3	1	5	6
TBFR	1	1	1	0	2
Total	114	103	116	111	116

Note: some occurrences did not result in an incident but were classified as a near miss – a punch thrown that did not connect with an employee would fall into this classification.

The CTB continues to promote the reporting of workplace violence and recognizes that incidents of a threatening, harassing, or violent nature remain underreported. Reported incidents across frontline and operational areas are reviewed to assess the effectiveness of existing prevention strategies and to determine whether additional administrative, physical, or training controls are required. Violence prevention efforts remain tailored to each service area through Job Based Hazard Assessments and specialized training.

The Employee Safety Task Force (ESTF), established in early 2023, focused on addressing workplace violence, vicarious trauma, and moral injury experienced by frontline staff. Through collaborative action planning with management and frontline employees, the ESTF advanced a range of initiatives including de-escalation training, operational improvements, enhanced community supports, and advocacy for system-level resources.

The ESTF concluded in November 2025, as identified action items have been completed or are underway. The city is committed to providing safer workplaces for their employees and will re-establish the ESTF in the future if required.

Safety Management System (SMS) Implementation

The SMS is a structured approach to identify and address safety hazards and associated risks to protect staff and the corporation. The SMS is a plan-do-check-act system of

identifying hazards, implementing controls, assessing effectiveness (auditing), and correcting deficiencies.

Full implementation of the SMS Manual, guided by the ISO 45001 standard, was completed by the end of 2025 with each element having been audited once. With the goal of continuous improvement internal audits will continue each year, and per best practice every three years an external audit will be conducted to find additional opportunities for improvement. With the last external audit conducted in 2023, the Safety & Wellness staff are planning for an external audit in 2026.

In 2025, 47 internal audits were conducted across the corporation on Elements 8 – Health and Safety Document Control, 11 – Corrective Action Reporting, and 12 – Management of Change.

Legislative and Standards Update

The Workplace Safety and Insurance Act, 1997 was amended to expand the presumptive cancer coverage for firefighters and fire investigators. The changes remove the previous requirement that colorectal cancer be diagnosed before the age of 61 for it to be presumed to be work related. As of July 1, 2025, firefighters with at least 10 years of service diagnosed with colorectal cancer are eligible for benefits regardless of the age of diagnosis.

Amendments to the Occupational Health and Safety Act (OHSA) through the Working for Workers Five Act 2024 require that washroom facilities provided for workers are maintained in a clean and sanitary condition. The employer must also keep and make available records of washroom cleaning with additional requirements to post and maintain the records.

CONSULTATION

On April 16, 2026 Administration brought the Annual Safety Review Report, Report 162-2026 City Manager's Office-Human Resources, to the Finance and Administration Standing Committee. The Finance and Administration Standing Committee referred the matter to Administration to bring forward to City Council for information.

FINANCIAL IMPLICATION

There are no direct financial implications associated with this report. The details of WSIB costs are provided in the Attachment to this report.

BACKGROUND

Each year the Safety & Wellness Section reports to Council outlining the status of the safety program in the previous year.

REFERENCE MATERIAL ATTACHED

Appendix A: Corporate WSIB Costs (excluding Police)

Appendix B: Graphs include approved, no further action, and pending Health Care and Lost Time claims.

REPORT PREPARED BY

Kerri Bernardi, Manager – Safety & Wellness

REPORT SIGNED AND VERIFIED BY

John Collin, City Manager

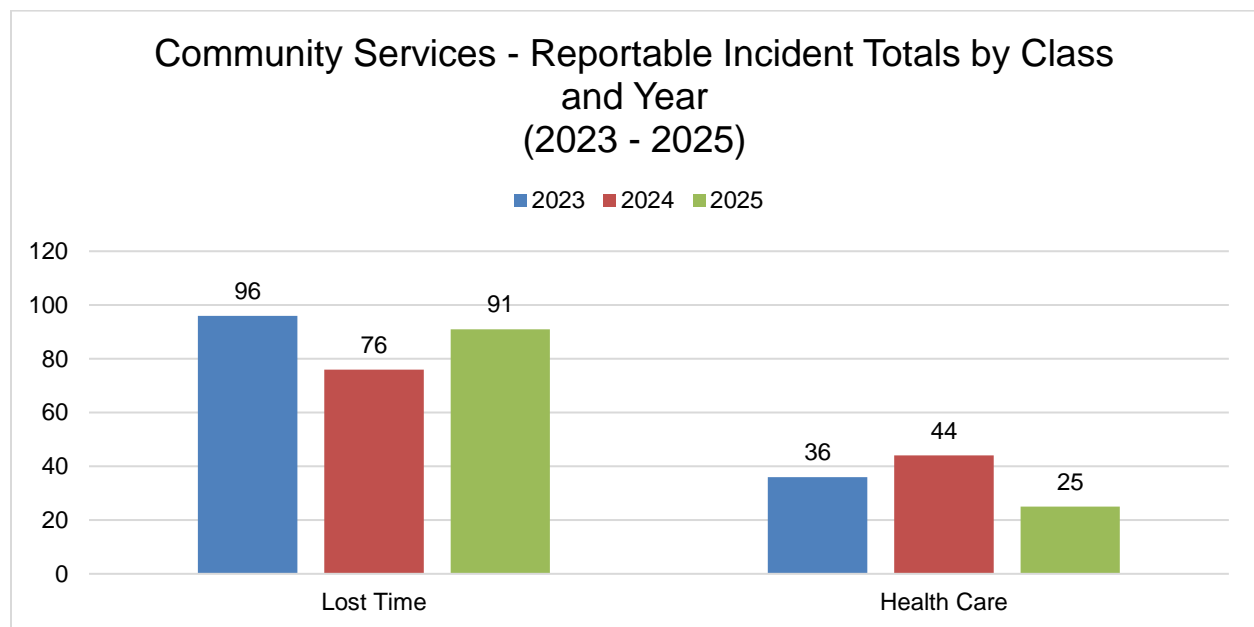
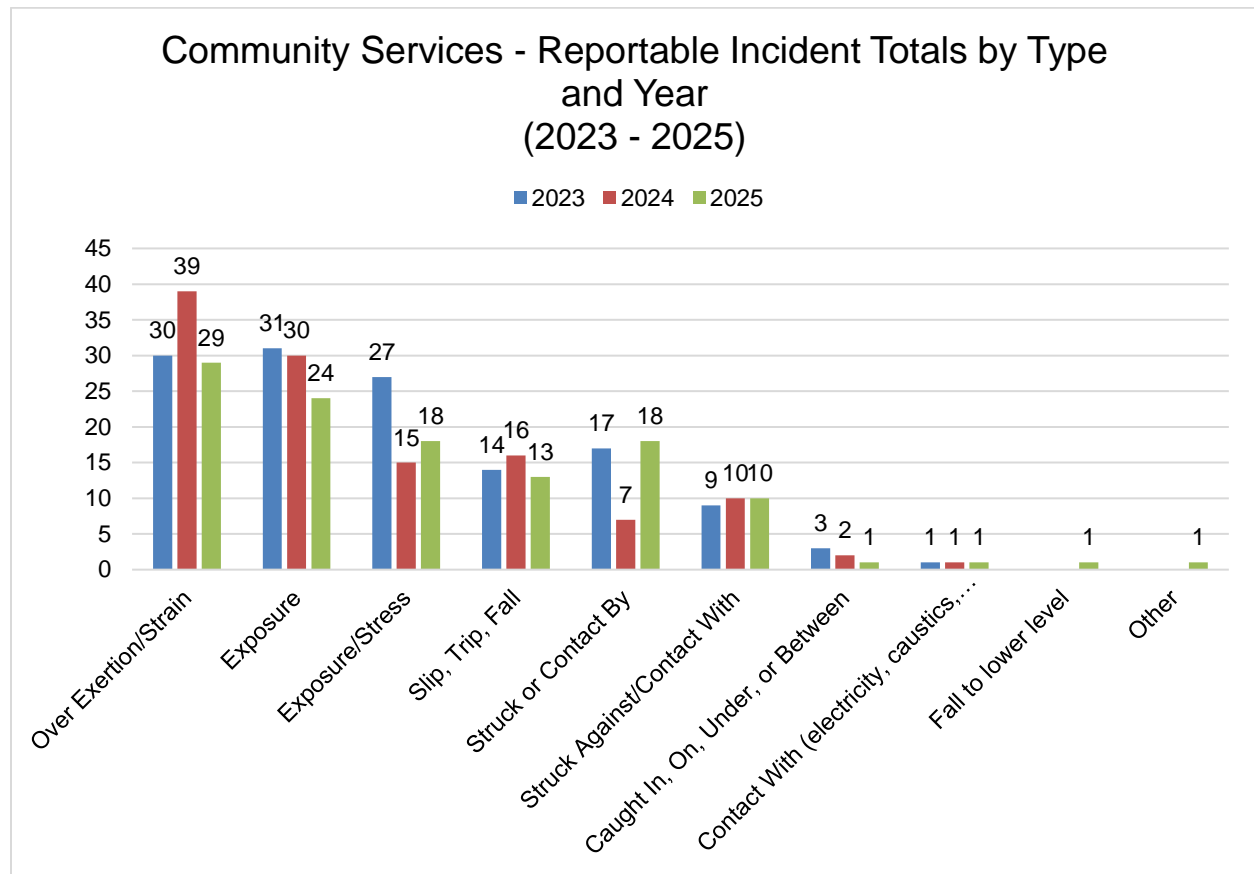
04/24/2026 (MM/DD/YEAR)

Appendix A

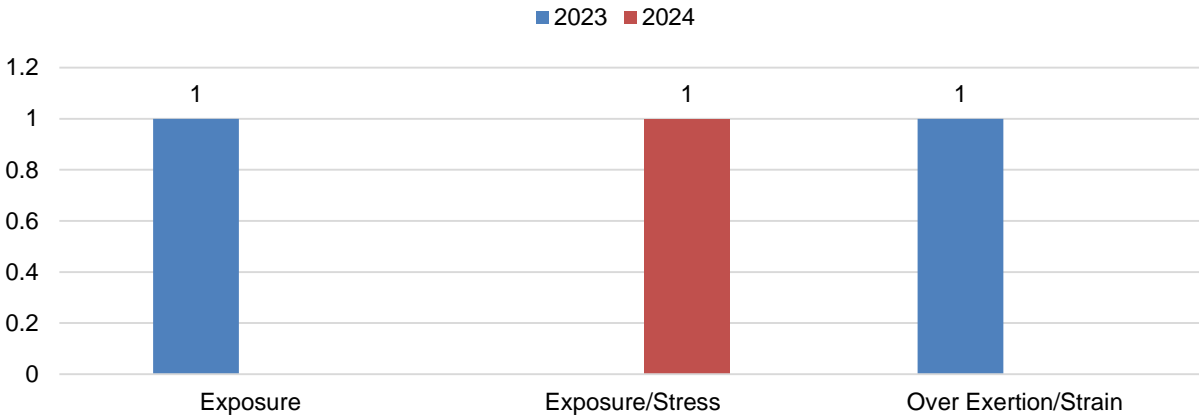
City of Thunder Bay					
CORPORATE WSIB COSTS (less POLICE)					
	2023	2024	2025		
ADDITIONAL CLAIM COSTS (not subject to WSIB Admin. Charges)	<u>TOTAL COSTS</u>	<u>TOTAL COSTS</u>	<u>TOTAL COSTS</u>	<u>COSTS: 2025</u> <u>as a % of 2024</u> <u>Costs</u>	<u>VARIANCE in \$</u> <u>from previous</u> <u>year</u>
Private Physio therapy (Fast-track)	\$ -	\$ -	\$ -	=	\$
Miscellaneous	\$ -	\$ -	\$ -	=	\$
TOTAL ADDITIONAL COSTS =	\$ -	\$ -	\$ -	=	\$
ITEMIZED WSIB CLAIM COSTS - less POLICE:					
Temporary Compensation	\$ 2,649,220.42	\$ 2,772,198.45	\$ 2,651,128.77	95.63%	= -\$ 121,069.68
Health Care	\$ 1,214,324.59	\$ 1,334,199.54	\$ 917,469.33	68.77%	= -\$ 416,730.21
Pensions	\$ 371,301.65	\$ 368,785.52	\$ 368,195.87	99.84%	= -\$ 589.65
Survivors	\$ 302,846.52	\$ 304,657.66	\$ 381,623.78	125.26%	= \$ 76,966.12
Rehabilitation	\$ 36,989.11	\$ 59,067.98	\$ 64,216.65	108.72%	= \$ 5,148.67
Non-Economic Loss (NEL)	\$ 287,549.08	\$ 193,507.34	\$ 141,505.24	73.13%	= -\$ 52,002.10
Future Economic Loss (FEL)	\$ 141,647.64	\$ 86,560.54	\$ 67,959.48	78.51%	= -\$ 18,601.06
Retirement	\$ 113,681.57	\$ 128,324.62	\$ 117,662.88	91.69%	= -\$ 10,661.74
Perm. Partial Disability Perm. Supplement	\$ 8,212.08	\$ 8,573.40	\$ 8,796.36	102.60%	= \$ 222.96
102 Advances	\$ 630,896.84	\$ 476,448.85	\$ 146,084.26	30.66%	= -\$ 330,364.59
TOTAL ITEMIZED COSTS=	\$ 5,756,669.50	\$ 5,732,323.90	\$ 4,864,642.62	84.86%	= -\$ 867,681.28
TOTAL WSIB CLAIM COSTS: less POLICE (Additional & Itemized costs total)	\$ 5,756,669.50	\$ 5,732,323.90	\$ 4,864,642.62	84.86%	= -\$ 867,681.28
*Physician Fees (ADJUSTMENT APPLIED)	\$ 46,153.32	\$ 38,627.28	\$ 33,751.44	87.38%	= -\$ 4,875.84
* Administration Charges (ADJUSTMENT APPLIED)	\$ 1,677,965.30	\$ 1,526,870.47	\$ 1,401,359.95	91.78%	= -\$ 125,510.52
* TOTAL =	\$ 7,480,788.12	\$ 7,297,821.65	\$ 6,299,754.01	86.32%	= -\$ 998,067.64
TOTAL Less Police with Phys & Admin fees	\$ 6,962,212.93	\$ 6,766,915.70	\$ 5,856,136.48	86.54%	= -\$ 910,779.22
Annual WSIB Administration Charges as a Percentage	18.30%	16.90%	17.10%		

Appendix B

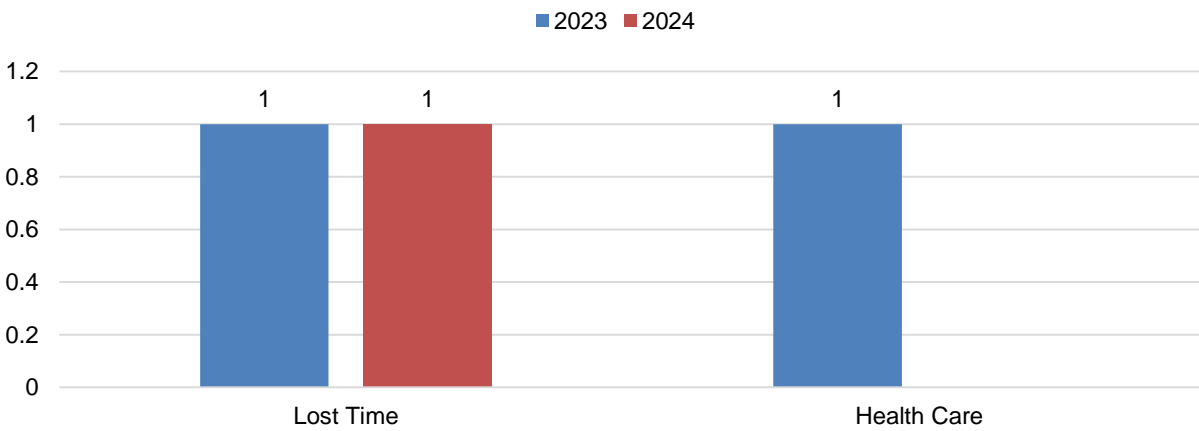
Graphs include approved, no further action, and pending Health Care and Lost Time claims. They do not include denied claims, First Aid, Hazard, Lost Time Recurrences, or Health Care Recurrences.



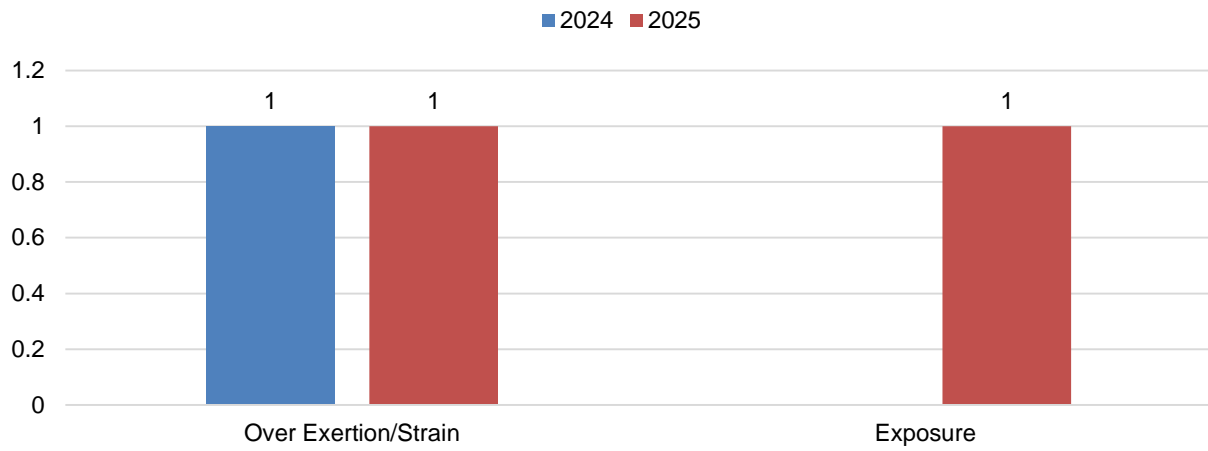
City Manager's Office - Reportable Incident Totals by Type and Year (2023 - 2025)



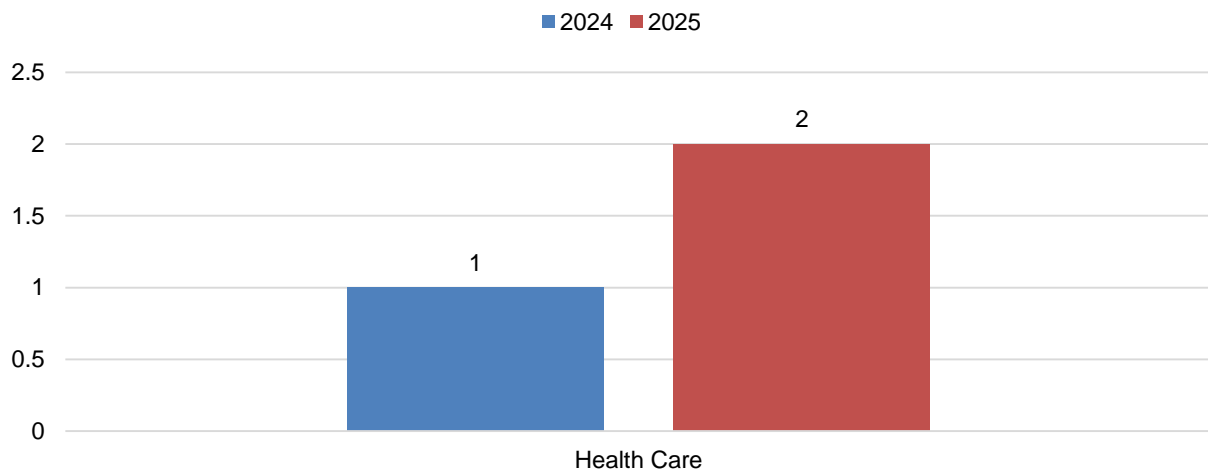
City Manager's Office - Reportable Incident Totals by Class and Year (2023 - 2025)



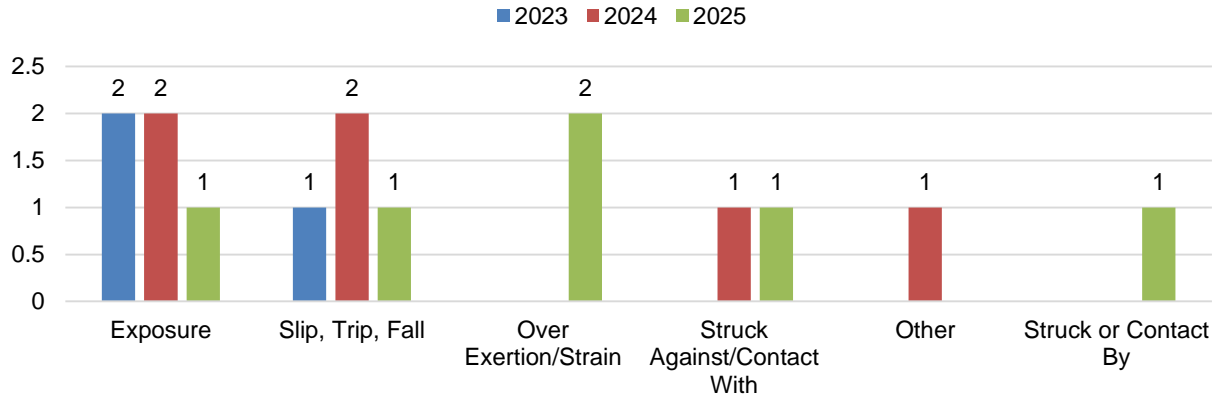
Growth - Reportable Incident Totals by Type and Year (2023 - 2025)



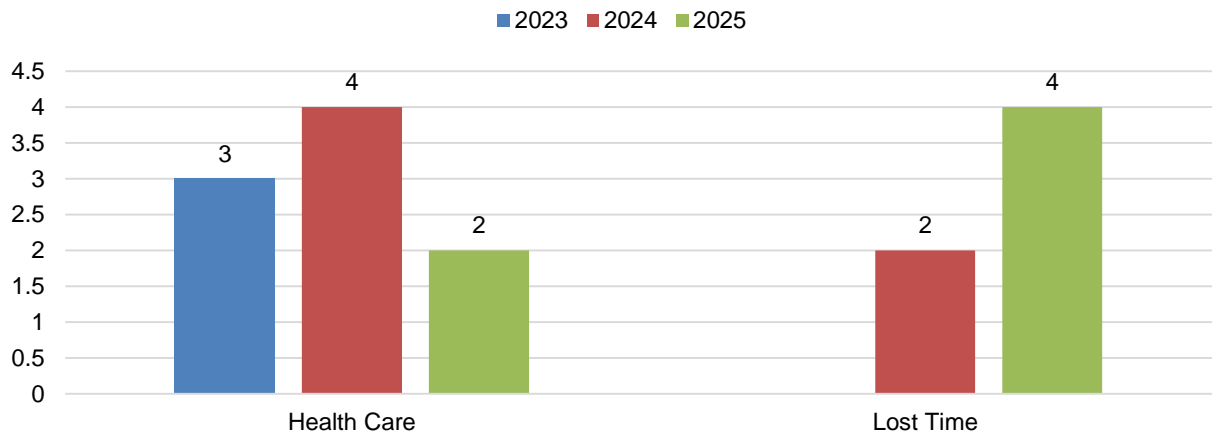
Growth - Reportable Incident Totals by Class and Year (2023 - 2025)



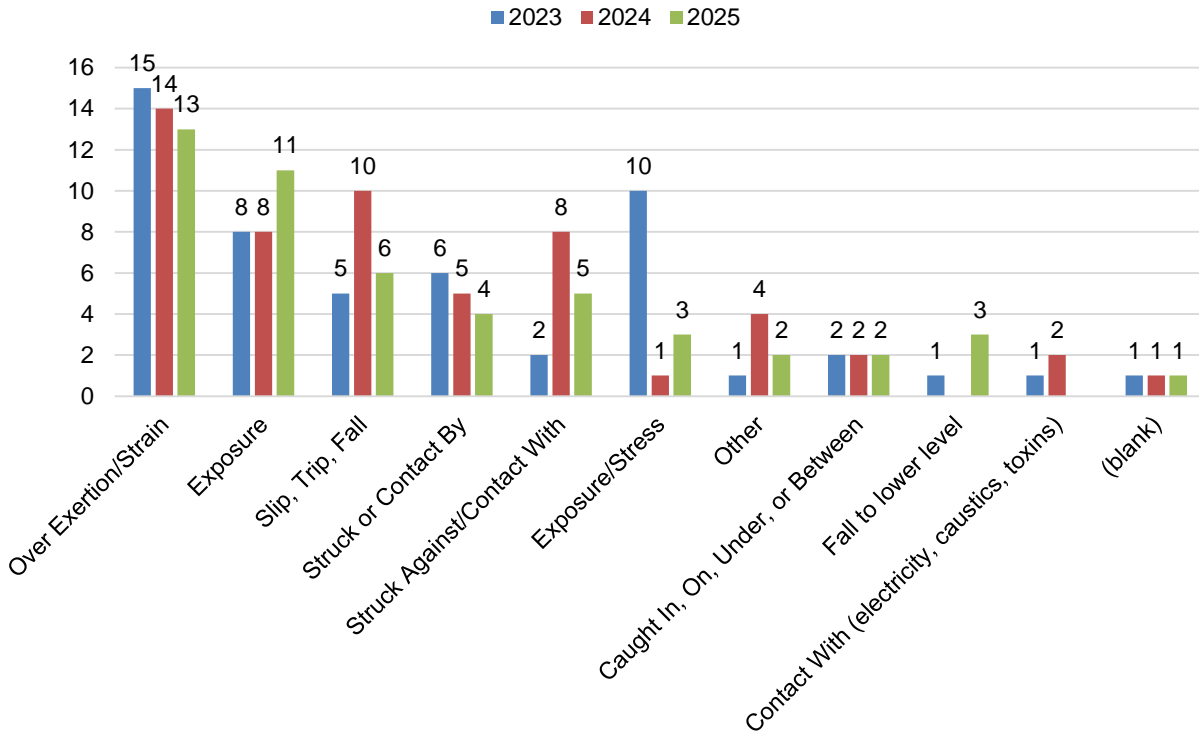
Corporate Services - Reportable Incident Totals by Type and Year (2023 - 2025)



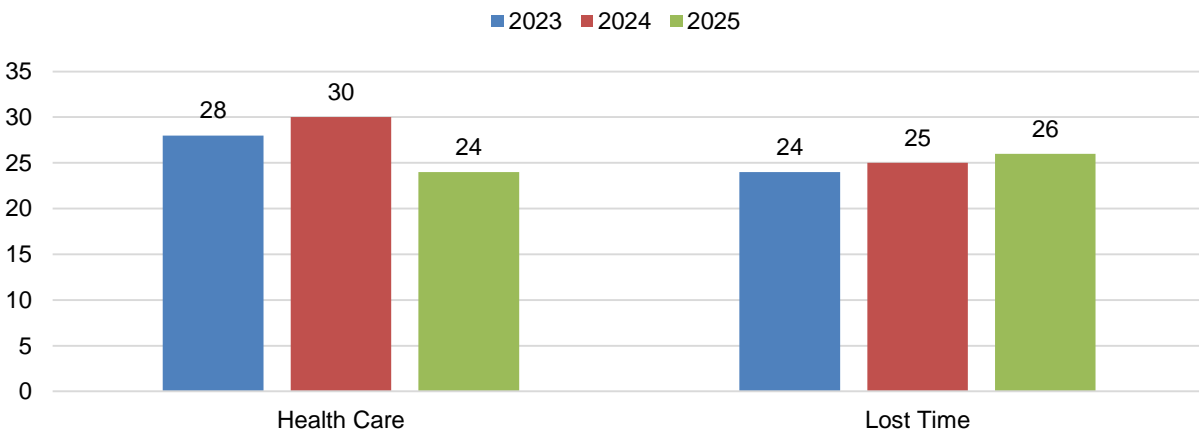
Corporate Services - Reportable Incident Totals by Class and Year (2023 - 2025)



Infrastructure & Operations - Reportable Incident Totals by Type and Year (2023 - 2025)



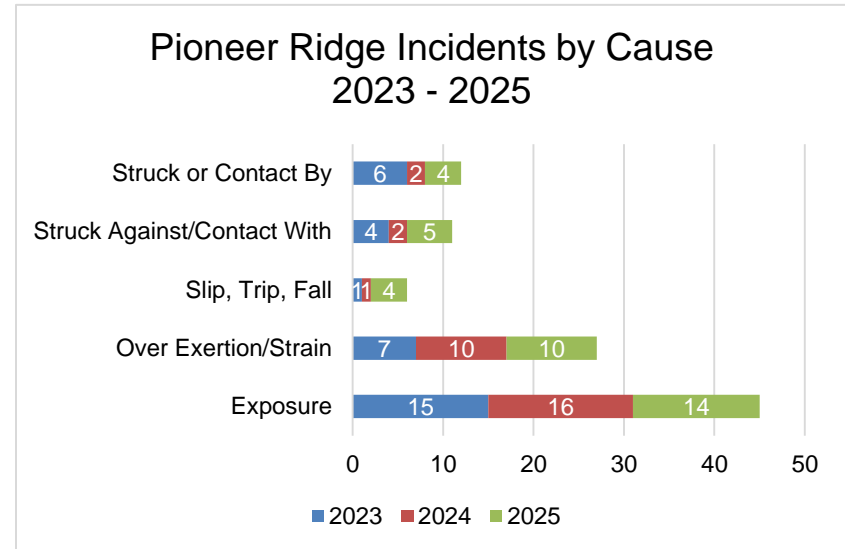
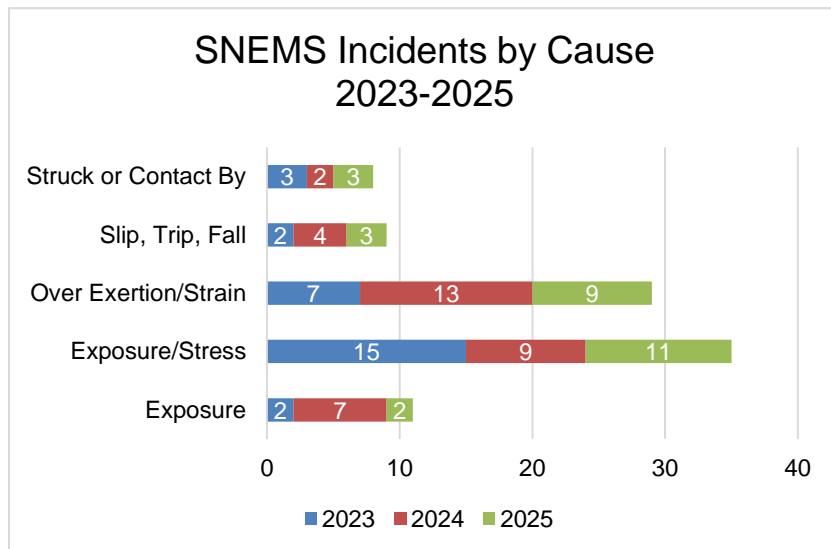
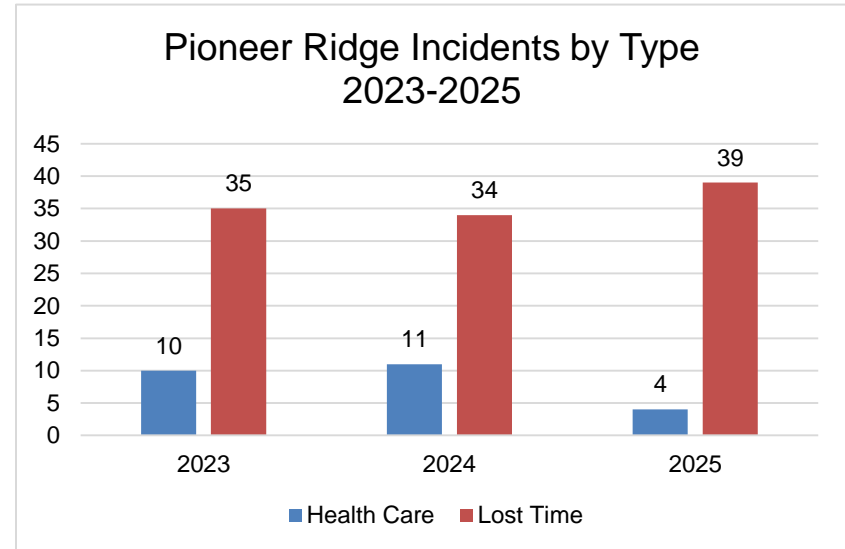
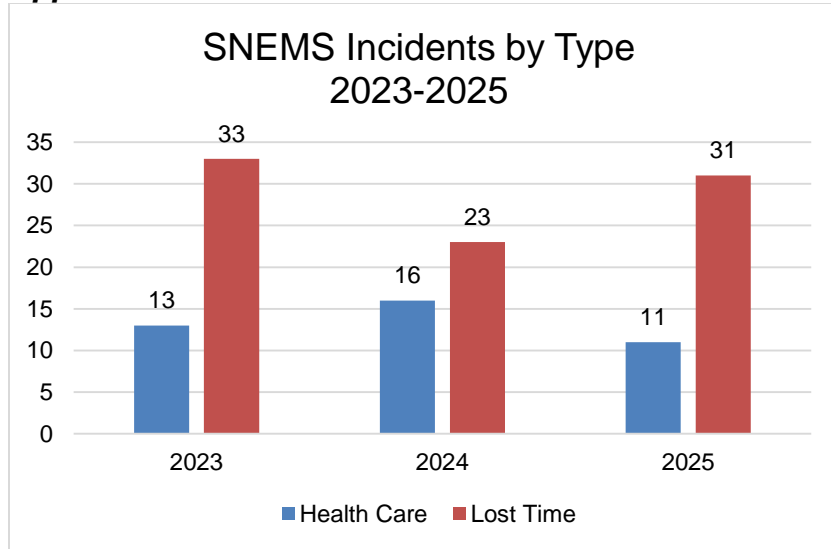
Infrastructure & Operations - Incident Totals by Class and Year (2023 - 2025)



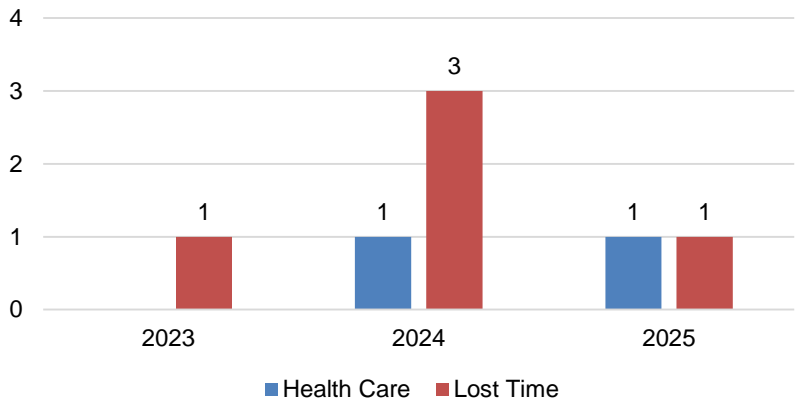
Appendix B

Graphs include approved, no further action, and pending Health Care and Lost Time claims. They do not include denied claims, First Aid, Hazard, Lost Time Recurrences, or Health Care Recurrences.

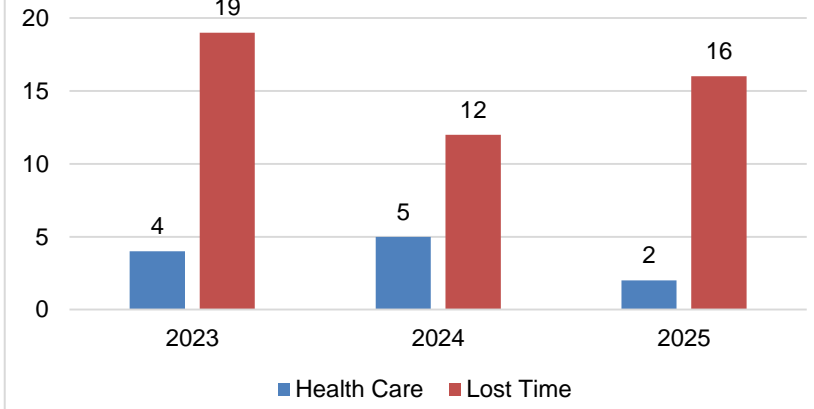
Appendix C



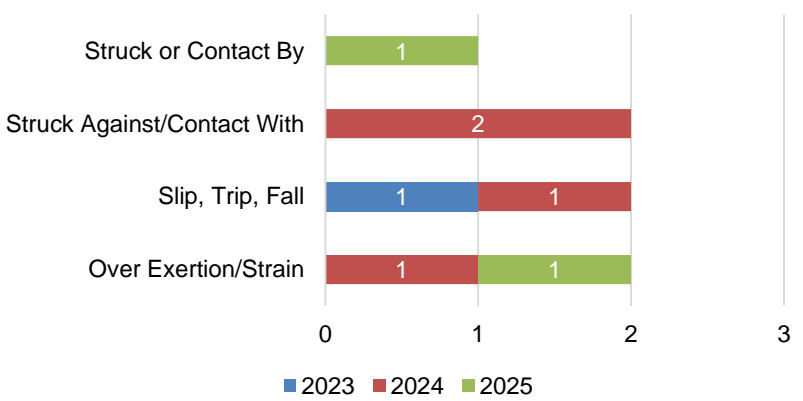
Childcare Centers Incidents by Type
2023-2025



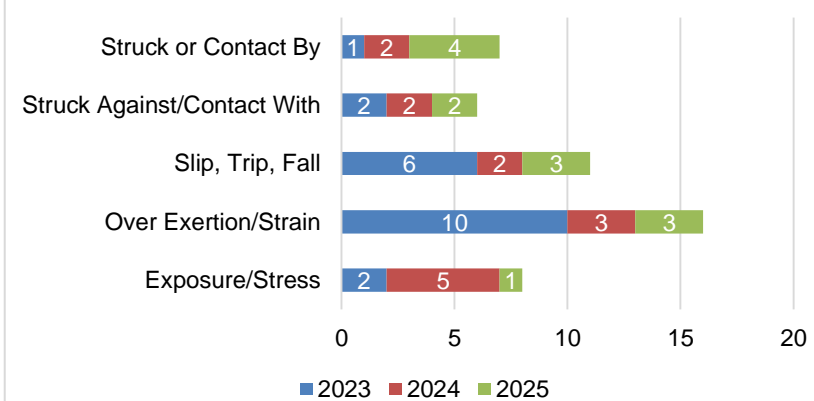
Transit Incidents by Type
2023-2025



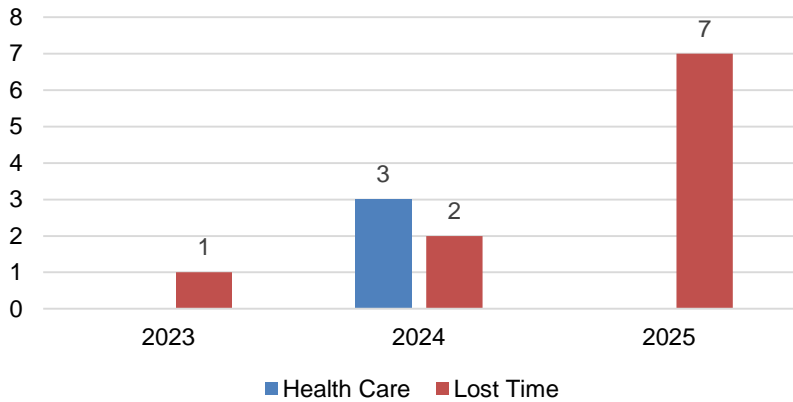
Childcare Centers Incidents by Cause
2023-2025



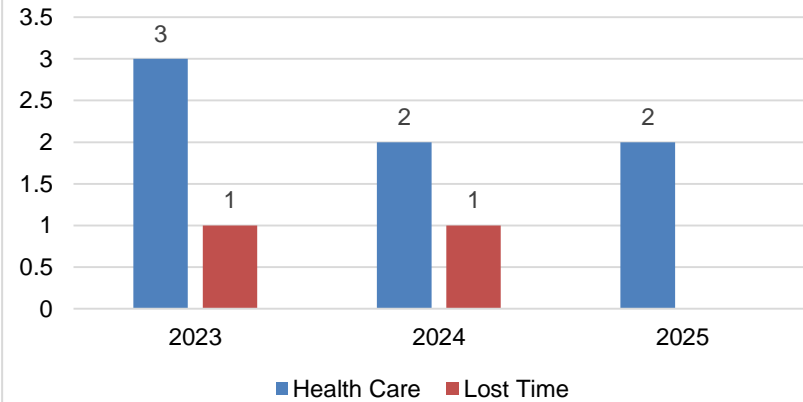
Transit Incidents by Cause
2023-2025



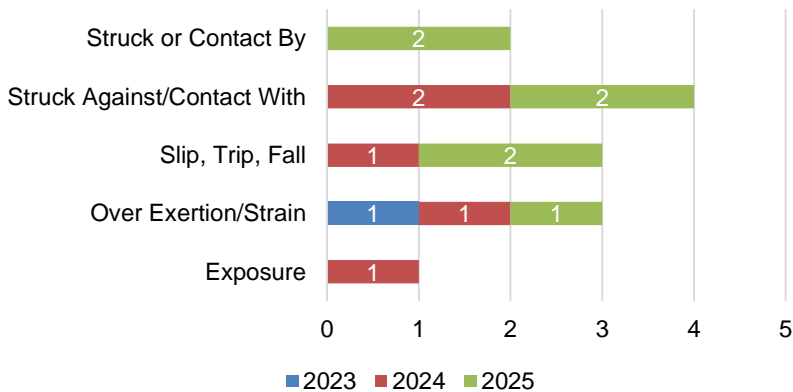
Fleet Incidents by Type
2023-2025



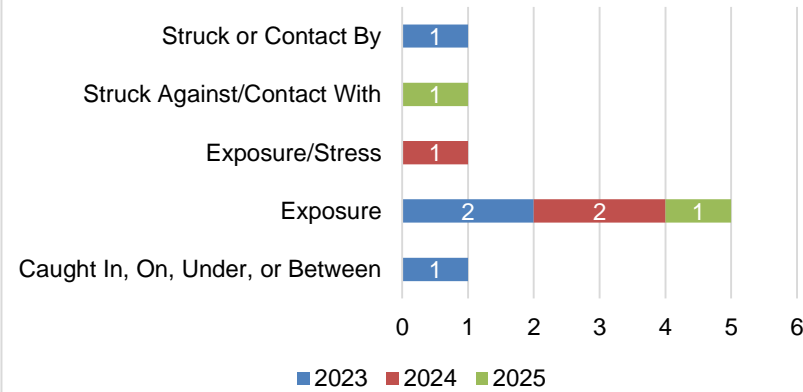
Facilities Services Incidents by Type
2023-2025



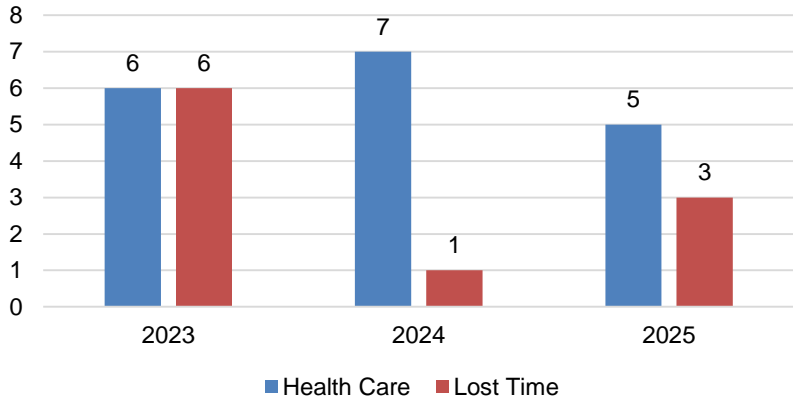
Fleet Incidents by Cause
2023-2025



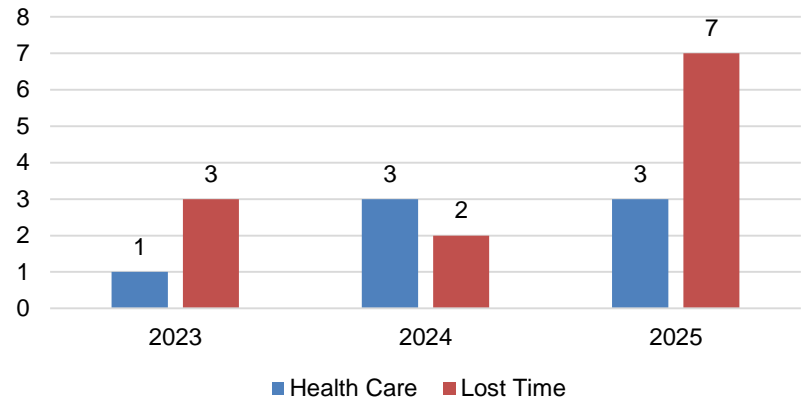
Facilities Services Incidents by Cause
2023-2025



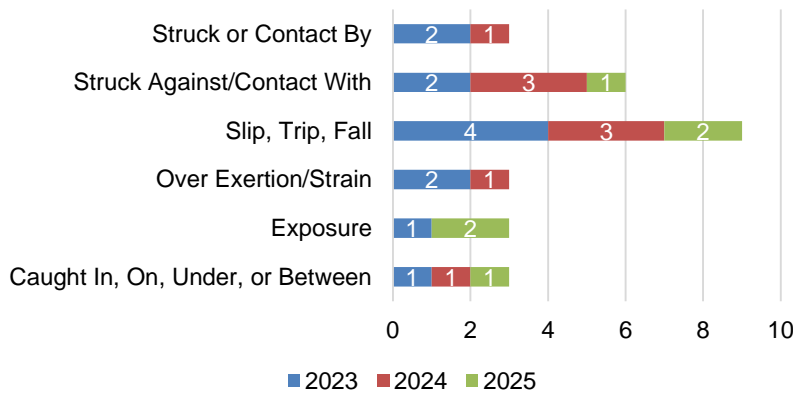
Rec & Culture Incidents by Type
2023-2025



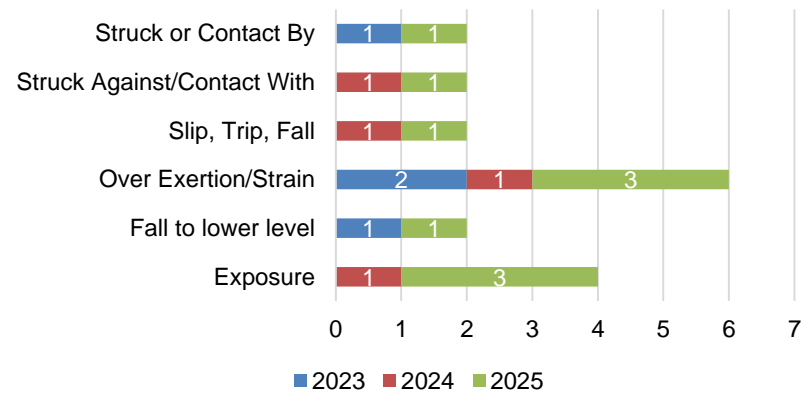
Roads Incidents by Type
2023-2025



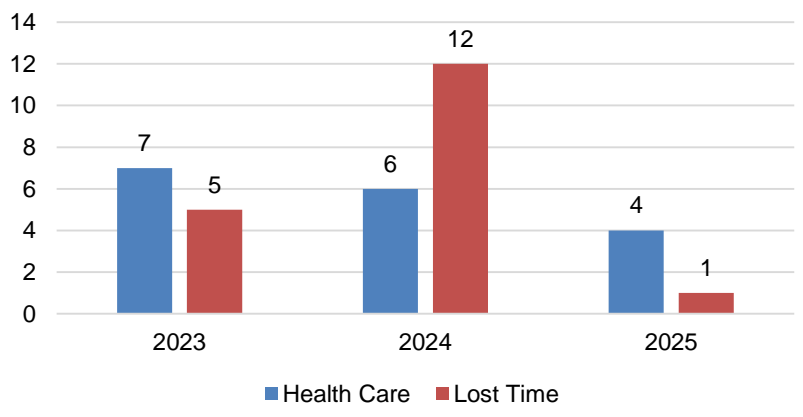
Rec & Culture Incidents by Cause
2023-2025



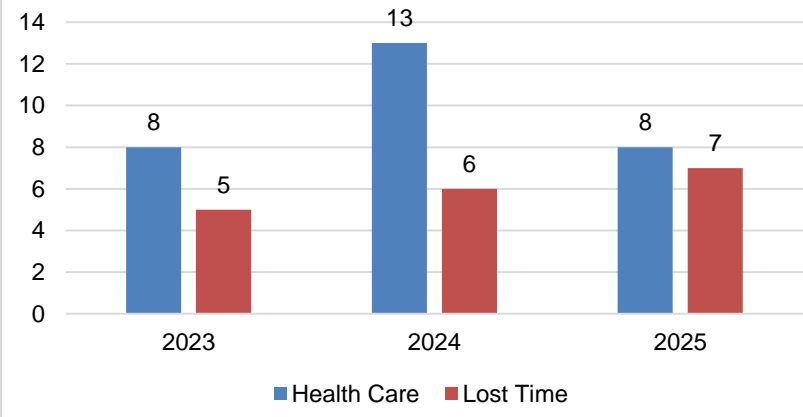
Roads Incidents by Cause
2023-2025



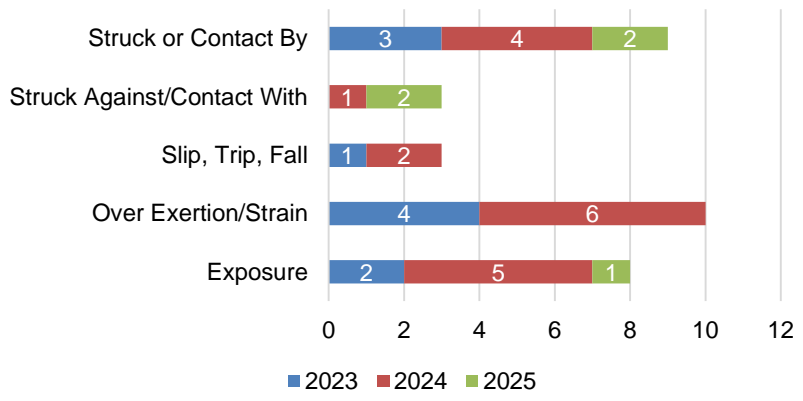
**Parks Incidents by Type
2023-2025**



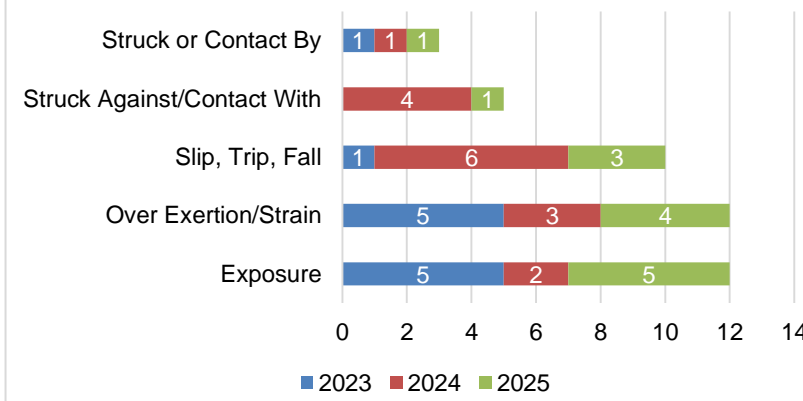
**Environment Incidents by Type
2023-2025**



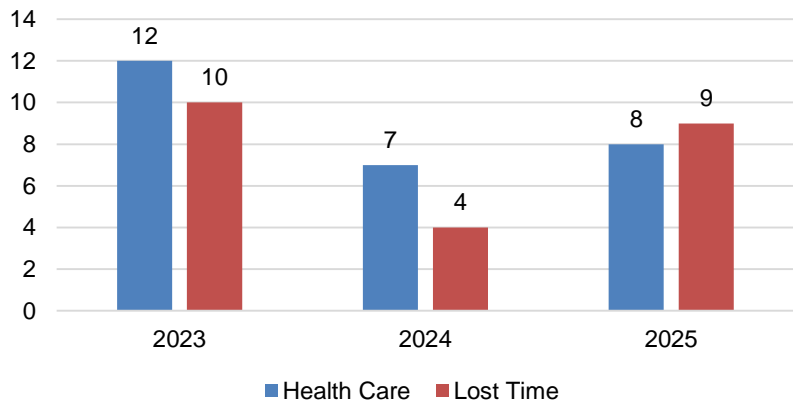
**Parks Incidents by Cause
2023-2025**



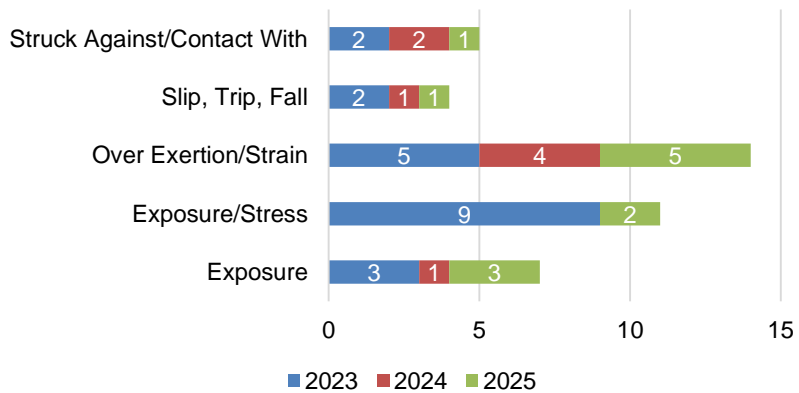
**Environment Incidents by Cause
2023-2025**



TBFR Incidents by Type
2023-2025



TBFR Incidents by Cause
2023-2025



City Council Report

REPORT NUMBER 180-2026-Corporate Services-Finance

DATE

PREPARED

April 15, 2026

FILE

**CITY COUNCIL
MEETING DATE**

May 5, 2026

SUBJECT

Thunder Bay Community Auditorium Reserve Fund Request 2026

RECOMMENDATION TO CITY COUNCIL

WITH RESPECT to Report 180-2026-Corporate Services-Finance, we recommend that \$36,000 be provided 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 approval of the request from 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 that have been identified as essential 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 Tenant.

Withdrawals from the Thunder Bay Community Auditorium Capital Reserve Fund are for TBCA facility capital expenditures, restricted in accordance with the TBCA lease agreement. The Tenant is formally requesting \$36,000 to address urgent health and safety needs, including upgrades to the fire sprinkler system and backflow prevention devices to ensure continued compliance and safe operation of the facility.

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

Summary of Capital Improvements:

1. Fire Sprinkler System	
• Replacement and installation	\$ 13,000
2. Back Flow Valve	
• Replace original units nearing end of life	<u>\$ 23,000</u>
Total	\$ 36,000

The Tenant is also developing a multi-year renovation plan to preserve the facility, reduce operating costs and enhance the audience’s experience. A Request for Proposal for engineering and architectural services is underway, with the final report to the Tenant expected by the end of June. This planning will support grant applications and long-term facility preservation.

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 April 14, 2026. 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) as defined within the terms of the lease.

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 \$350,000 and is sufficient to cover the requested \$36,000.

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 January 2026 (Report 016-2026-Corporate Services-Finance) City Council approved the request from the Tenant to provide \$93,000 from the TBCA Reserve Fund towards an engineering assessment required to proceed with larger capital project planning with the goal of leveraging external funding opportunities.

In November 2025 (Report 335-2025-Corporate Services-Finance) City Council approved the request from the Tenant to provide \$119,627 from the TBCA Reserve Fund toward eligible capital costs.

In December 2022 (Report 221-2022-Corporate Services & Long-Term Care) City Council established the 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 Tenant. 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 of 2024, 2025 and 2026 were funded by the tax levy, approved through the respective annual budget processes. A \$150,000 contribution for 2027 will be presented for Council consideration through the regular annual budget process.

The Tenant continues to be a recipient of annual Sustaining Funding through the Community, Youth & Cultural Funding Program.

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

04/28/2026 (MM/DD/YEAR)

City Council Report

REPORT NUMBER 116-2026-Corporate Services-Revenue

DATE

PREPARED

April 16, 2026

FILE

**CITY COUNCIL
MEETING DATE**

May 5, 2026

SUBJECT

2026 Tax Policy

RECOMMENDATION TO CITY COUCIL

WITH RESPECT to Report 116-2026-Corporate Services-Revenue, we recommend that the tax ratios and tax rates included in Attachment 8, as appended to this report, and outlined in Option 2 be approved for the 2026 taxation year;

AND THAT the final tax levy be due in two installments on August 5 and October 7, 2026;

AND THAT By-law 155-2026 be presented at the May 19th City Council for ratification.

EXECUTIVE SUMMARY

This report provides recommendations on the tax policy options and requirements under the *Municipal Act, 2001* for the setting of tax policies, tax rates, and tax due dates in preparation for the 2026 final property tax billing.

A fair and sustainable tax policy is a Council-approved guiding financial principle, supporting a structured and equitable approach to setting tax ratios for residential and non-residential properties while balancing competitiveness, revenue stability, and the City's long-term financial objectives.

While Administration still supports the implementation of the Council-approved Long-Term Property Tax Strategy as outlined in Option 1, it is recognized that subsequent Council decisions have not advanced the strategy as originally intended, with a greater emphasis placed on residential affordability. Therefore, this report recommends Option 2 which would reduce the large industrial ratio from 2.73 to 2.61 and maintain the ratios for all other classes as status quo.

The intent of this option is to continue reducing the large industrial tax ratio to eventually achieve parity with the industrial tax ratio. Currently, there are only three properties in the

City classified as large industrial. Maintaining a separate class with so few properties increases tax volatility, which is further amplified by the higher tax ratio. Gradually aligning the large industrial ratio with the industrial ratio promotes greater equity among industrial taxpayers, reduces volatility, and supports the attraction and retention of large-scale industry in Thunder Bay.

The recommended option results in a total increase of \$66.83 (3.60%) per \$100,000 of full service residential assessment. Of this amount, \$65.94 (3.55%) is related to the approved 2026 budget increase, while the remaining \$0.89 (.05%) reflects the impact of the recommended change to the large industrial tax ratio. Compared to the status quo option (Option 3), a residential property assessed at \$219,000, which is the median value in the City of Thunder Bay, would pay less than \$2 more if Option 2 is approved.

The recommended tax policies and ratios reflect a balanced approach to implementing the Council-approved long-term tax strategy, while also aligning with Council's decisions in recent years. This approach supports the continued progress toward improved tax equity and economic competitiveness while balancing affordability impacts on residential taxpayers.

DISCUSSION

A fair and sustainable tax policy is a Council-approved guiding financial principle. It supports a well-structured and equitable approach to setting tax ratios for residential and non-residential properties, balancing competitiveness, revenue stability, and the City's long-term financial objectives.

Long-Term Property Tax Strategy – Supporting Growth

In 2023, Council approved a long-term tax strategy designed to support stability in property tax distribution, mitigate risks related to assessment growth and appeals, and enhance fairness and competitiveness to drive economic growth.

Specifically, the following was adopted:

1. The commercial tax ratio be reduced from 2.042037 (2022) to 1.98, the provincial threshold ratio for the commercial property class;
2. The large industrial property class be phased out over the next four years by reducing the large industrial tax ratio by .12 each year until it equals the industrial tax ratio;
3. The multi-residential ratio be reduced by .01 each year and that Administration undertake further analysis once the Province concludes its review on potential approaches to reduce the current property tax burden on multi-residential properties;
4. When the commercial tax ratio reaches the provincial threshold ratio of 1.98, it be reduced by .01 each year thereafter;
5. The annual tax policy report will provide three options for Council's consideration including; one option which will reflect recommendations in paragraphs 1-4; one option

- which will reflect recommendations in paragraphs 1-2 only; and a status quo option (starting ratios with same tax policies as adopted by City Council in the previous year);
6. Administration report back to Council on the impact that the MPAC reassessment has on the distribution of the tax levy and any corresponding recommended changes to the long term tax strategy.

While Council approved the long-term tax strategy in 2023, decisions in subsequent years have reflected a more gradual approach to implementation, particularly in balancing tax ratio adjustments with affordability considerations for residential taxpayers.

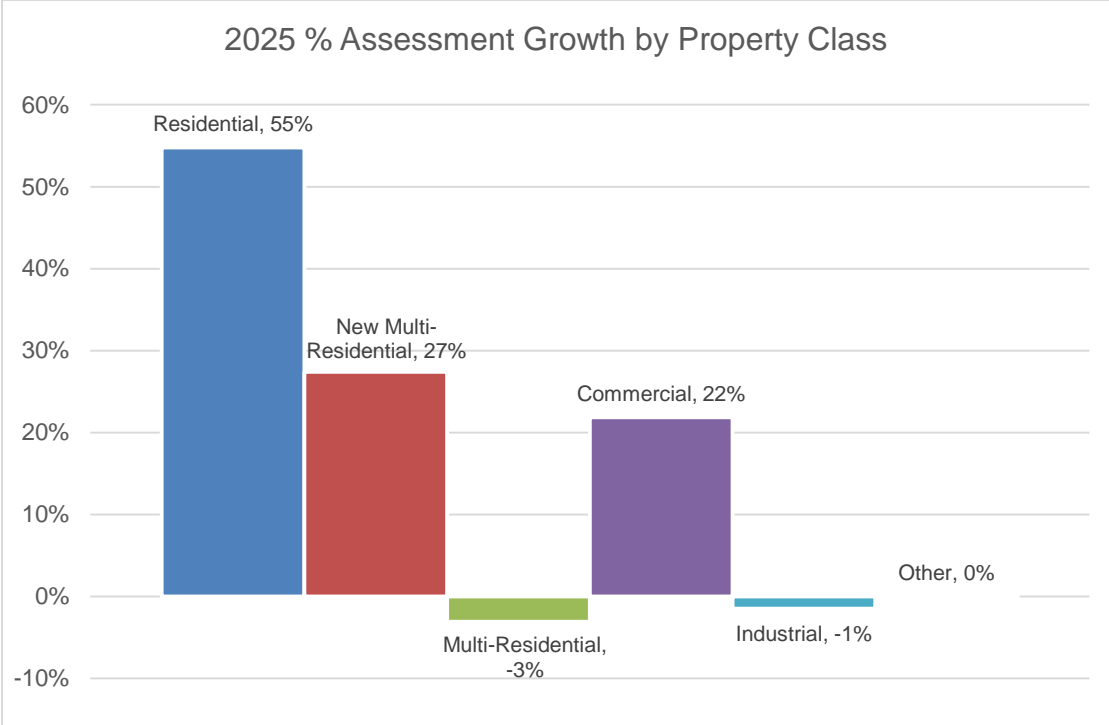
As a result, the recommended 2026 tax policy reflects both the direction of the long-term strategy and Council's demonstrated preference for a phased and slower transition.

MPAC Reassessment and Assessment Growth

The Province postponed the property tax reassessment update for the 2021 to 2024 property taxation years and continues to postpone the reassessment. Because of this postponement, taxes remain based on an updated return roll using the fully phased-in January 1, 2016 current value assessment (CVA). Therefore, there are no re-assessment shifts (value/equity changes) in 2026 as shown in Attachment 1.

Assessment growth was 0.50%. As shown below, most of the growth continues to come from the residential class, followed by new multi-residential and commercial.

Assessment growth has contributed \$1,095,620 (0.46%) in taxation revenue in 2026, which will be directed to the Assessment Growth Reserve Fund to be invested in initiatives aimed at driving further growth in accordance with the approved 2026 budget. Investing in growth creates a positive cycle, driving further economic development and expanding the tax base, which over time may help reduce the tax burden on individual property owners.



“Other” includes Large Industrial, Aggregate Extraction, Landfill, Pipeline, Farmland, and Managed Forest.

Education Taxes

The Province sets the education rates across all municipalities in Ontario and updates the rates on an annual basis to offset the impact of reassessment. Since reassessment was deferred, there were no changes to the education rates in 2026. Therefore, the overall tax levy increase including education is 3.54%.

Municipal Tax Levy

City Council approved a 2026 growth adjusted municipal tax levy including payments in lieu of taxes of \$251,527,800. For billing purposes, the budget is allocated as follows to levy separately for urban/special services:

	2026	2025
Municipal General Tax Levy	\$223,870,352	\$210,990,105
Urban/Special Services:		
Garbage Collection	9,027,065	10,408,843
Street Lighting	3,543,005	4,353,084
Sewage and Drainage	1,284,388	1,486,968
Public Transportation	13,802,990	14,467,400
Total Municipal Tax Levy	\$251,527,800	\$241,706,400

Tax Ratios

- A municipal tax ratio is the degree by which a property class is taxed relative to the residential class.
- The residential tax ratio is always 1.0.
- Tax ratios determine how much of the municipal tax burden is borne by each property class.
- Altering tax ratios does not alter the overall levy amount, only how it is distributed.
- The Province has established a range of fairness for each property class. With the exception of revenue neutral ratios, tax ratios cannot be moved further away from the range of fairness.
- The Province has established threshold ratios for the multi-residential (2.0), commercial (1.98) and industrial (2.63) property classes. Property tax increases cannot be spread evenly over all property classes if any tax ratio exceeds the provincial thresholds.
- Attachment 2 provides an overview of Thunder Bay's historical tax ratios including those recommended in 2026.

Optional Property Classes

In addition to the standard property classes, municipalities can adopt optional classes. Optional classes provide flexibility in spreading the municipality's property tax burden within the commercial and industrial property classes.

All available optional classes were adopted by City Council in 1998 as a temporary solution to mitigate large shifts in the overall tax burden that would have otherwise occurred. The optional classes were not intended to be a permanent solution and in 2006, Council ceased using all but the large industrial optional class.

The large industrial ratio is 2.73 in 2025 compared to the industrial residual ratio of 2.370836.

There are currently three properties in the large industrial class. Having so few properties in the class increases the volatility of the class, which is magnified by the high ratios. In addition, reducing the large industrial ratio encourages large industry to Thunder Bay. Therefore, administration recommends that the large industrial ratio be reduced as outlined in option 2.

2026 Tax Policy

Administration continues to support the full implementation of the Long-Term Tax Strategy (Option 1); however, it also acknowledges Council’s direction over the past two years, which has maintained the status quo to support residential affordability.

Accordingly, Administration is recommending Option 2 for 2026, which proposes a targeted reduction to the large industrial tax ratio while maintaining existing tax ratios for all other property classes. This option advances a key component of the Council-approved tax strategy while having only a minimal impact on residential tax bills, reflecting Council’s continued focus on residential affordability.

Summary of Options			
	Option 1 – Full Implementation	Option 2 – Phased Implementation (Recommended)	Option 3 – Status Quo
Increase in tax bill per \$100,000 assessment on a full-service residential property related to 2026 Budget	\$65.94 3.55%	\$65.94 3.55%	\$65.94 3.55%
Multi-residential ratio	1.98	1.99	1.99
Commercial ratio	1.97	1.98	1.98
Large industrial ratio	2.61	2.61	2.73
Increase in tax bill per \$100,000 assessment on a full-service residential property related to tax ratios	\$3.71 0.20%	\$0.89 0.05%	\$0.00 0.00%
Supports economic growth	✓	✓(moderate)	✗
Balances affordability	✓(moderate)	✓	✓
Advances long-term strategy	✓	✓(phased)	✗
Overall Assessment	Accelerated progress with higher short-term impact	Balanced approach to progress and affordability	Maintains current state; delays progress

Option 1 – Approved Long-Term Tax Strategy – Not Recommended

This option represents the full implementation of the Council-approved long-term tax strategy for 2026.

Under this option, the multi-residential ratio is reduced from 1.99 to 1.98, the commercial ratio is reduced from 1.98 to 1.97 and the large industrial ratio is reduced from 2.73 to 2.61.

The total tax increase on a full-service residential property assessed at \$100,000 would be \$69.65, or a 3.75% increase. This increase reflects both the approved 2026 municipal budget and the impact of tax ratio adjustments.

Of the total increase shown in the chart below, \$65.94 or 3.55% is related to the 2026 budget. This amount would apply if no changes were made to the tax ratios. It reflects the additional funding required to support municipal services, programs, and infrastructure.

The remaining \$3.71 or 0.20% of the increase results from the changes to the tax ratios for commercial, large industrial, and multi-residential properties.

	Total Tax Increase per \$100,000 of full service residential assessment	% Increase
No change to ratios (budget increase)	\$65.94	3.55%
Commercial ratio reduced to 1.97	\$ 2.24	0.12%
Large industrial ratio reduced to 2.61	\$ 0.89	0.05%
Multi-residential ratio reduced to 1.98	\$ 0.58	0.03%
Total	\$69.65	3.75%

The median residential single family detached home in Thunder Bay has an assessment of \$219,000 and would see an increase of \$152.54.

Attachment 3 provides further details on the tax changes by property class for Option 1.

This option advances all elements of the long-term tax strategy and results in the greatest movement toward improved tax equity among property classes. However, it also results in a higher tax impact on residential properties compared to the other options.

While this approach accelerates progress toward the long-term tax strategy objectives, it introduces additional tax shifts in the current year. Given recent Council decisions on tax policy, this option is not recommended.

Option 2 – Long Term Tax Strategy – Phased Implementation (Recommended)

Option 2 reflects a balanced approach to implementing the long-term tax strategy by focusing on continued reduction of the large industrial tax ratio, while maintaining the other ratios at their current levels.

Under this option, the large industrial ratio is reduced from 2.73 to 2.61, consistent with Council's approved direction to phase out the large industrial class over time. The commercial ratio remains at the provincial threshold of 1.98, and the multi-residential ratio remains at 1.99.

The residential impact is \$66.83 per \$100,000 of assessment. Of that amount only \$0.89, or 0.05%, relates to the recommended change to the large industrial tax ratio.

The median residential single family detached home in Thunder Bay has an assessment of \$219,000 and would see an increase of \$146.36, \$6.18 less per year compared to recommended Option 1.

The tax changes by property class for Option 2 are shown in Attachment 4.

This option advances key elements of the long-term tax strategy, including reducing reliance on a small number of large industrial properties and improving the competitiveness of the large industrial tax class. At the same time, it maintains stability within the commercial and multi-residential classes and reduces additional tax impacts on residential properties beyond those already approved through the budget.

This approach is consistent with Council's decisions in recent years and reflects a prudent, phased transition toward the objectives of the long-term tax strategy. It balances the goals of tax equity, and economic competitiveness with affordability for residential taxpayers.

For these reasons, Option 2 is the recommended approach. In 2027, Administration will revisit the long-term tax strategy and present options for the new term of Council's consideration and approval.

Option 3 - Status Quo

Option 3 maintains the tax ratios at the 2025 approved levels and reflects a status quo approach. This approach is typically adopted when Council has achieved its desired ratios and is satisfied that the tax shifts that are occurring between property classes are not significant enough to warrant a different approach.

All ratios would remain at the 2025 approved ratios. The starting ratios and the tax changes by property class for Option 3 are shown in Attachment 5.

The median single-family detached home in Thunder Bay, assessed at \$219,000 would see an increase of 3.55% or \$144.42.

This option maintains stability in the short term and avoids any additional tax impacts resulting from changes to tax ratios. However, it does not advance the objectives of the long-term tax strategy, including improving tax equity among property classes and enhancing competitiveness for commercial and industrial properties to promote economic growth.

As a result, this approach delays progress toward the City's long-term tax policy goals and is not recommended.

Attachment 6 highlights the Municipal Tax Shift by property class comparing the recommended Option 2 with Option 1 and Option 3.

Tax Rates and Due Dates

Attachment 7 provides the tax ratios and tax rates required to raise the 2026 Municipal Tax Levy using Option 1 – Long Term Tax Strategy. This option is not recommended.

Attachment 8 provides tax ratios and tax rates that would be required to raise the 2026 Municipal Tax Levy using option 2 – Long Term Tax Strategy - Phased Implementation. This option is recommended.

Attachment 9 provides tax ratios and tax rates that would be required to raise the 2026 Municipal Tax Levy using option 3 – Status Quo. This option is not recommended.

Final bills are anticipated to be ready for mailing end of June.

Administration recommends the final tax levy be due in two installments: August 5th and October 7th.

CONSULTATION

Administration sought feedback and endorsement of this recommendation from the Finance and Administration Standing Committee on April 14, 2026. The Committee endorsed the recommendations as contained in this report.

FINANCIAL IMPLICATION

Approval of the 2026 tax policies and tax rates as recommended will ensure that the 2026 tax levy will be sufficient to meet budgeted taxation revenue.

BACKGROUND

The provincial government sets the province-wide policies and rules with respect to property assessment and taxation. The Ministry of Finance sets assessment policy and standards and is responsible for establishing legislation and regulations governing tax policy. It also is responsible for setting education tax rates for all property classes. The Ministry of Education is responsible for establishing the deadlines for municipalities to pay their education tax installments and is responsible for allocating the education taxes to the school boards.

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing all property in Ontario. MPAC conducts its activities in accordance with the provisions of the Assessment Act, as well as regulations issued under the Act by the Province. Municipalities use the values MPAC establishes for properties when they calculate property taxes.

Municipalities have been granted some decision-making responsibility by the Province relating to municipal taxation. In this regard, there are options made available by the Province through the Municipal Act, 2001, and regulations issued thereunder whereby certain tax policy decisions must be made by December 31 of each year.

Since the introduction of current value assessment by the Province in 1998, inequities in tax treatment have been identified in the multi-residential, commercial, and industrial property classes in many cities including Thunder Bay. On April 24, 2023, City Council approved Report 128/2023 – Long Term Tax Strategy Update, with a continued focus on reducing property tax ratios to enhance long-term financial stability and achieve greater fairness and relative competitiveness over time.

REFERENCE MATERIAL ATTACHED

- Attachment 1 – Assessment Changes 2025-2026
- Attachment 2 – History of Tax Ratios
- Attachment 3 – Impact of Using Option 1 – Long Term Tax Strategy
- Attachment 4 – Impact of Using Option 2 – Long Term Tax Strategy Phased Implementation - Recommended
- Attachment 5 – Impact of using Option 3 – Status Quo
- Attachment 6 – Impact Options have on Distribution of the Tax Levy
- Attachment 7 – 2026 Tax Rates & Ratios for Option 1
- Attachment 8 – 2026 Tax Rates & Ratios for Option 2 –Recommended
- Attachment 9 – 2026 Tax Rates & Ratios for Option 3

REPORT PREPARED BY

Kathleen Cannon, CPA, Director – Revenue

REPORT SIGNED AND VERIFIED BY

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

04/28/2026 (MM/DD/YEAR)

Assessment Changes 2025 - 2026
(No Reassessment in 2026)

PROPERTY CLASS	2025 Returned Roll	2025 Yearend Roll	2025 Growth	2026 Returned Roll	2026 Value Change	% Growth	% Value Change	% Total Change
	A	B	C (B - A)	D	E (D - B)	F (C/A)	G (E/B)	H (D/A)
Residential	9,333,194,795	9,365,242,925	32,048,130	9,365,242,925	0	0.34	0.00	0.34
New Multi-Residential	46,968,600	62,993,600	16,025,000	62,993,600	0	34.12	0.00	34.12
Multi-Residential	465,627,681	463,825,881	-1,801,800	463,825,881	0	-0.39	0.00	-0.39
Commercial	1,775,371,089	1,788,153,590	12,782,501	1,788,153,590	0	0.72	0.00	0.72
Industrial	46,514,939	45,652,234	-862,705	45,652,234	0	-1.85	0.00	-1.85
Large Industrial	59,573,300	59,574,000	700	59,574,000	0	0.00	0.00	0.00
Aggregate Extraction	2,583,800	2,708,800	125,000	2,708,800	0	0.00	0.00	0.00
Landfill	690,000	690,000	0	690,000	0	0.00	0.00	0.00
Pipeline	39,443,000	39,429,000	-14,000	39,429,000	0	-0.04	0.00	-0.04
Farm	3,915,100	3,915,100	0	3,915,100	0	0.00	0.00	0.00
Managed Forest	2,002,700	2,177,900	175,200	2,177,900	0	8.75	0.00	8.75
Total Taxable/PIL	11,775,885,004	11,834,363,030	58,478,026	11,834,363,030	0	0.50%	0.00	0.50%

**Tax Ratios for the City of Thunder Bay
1998 to 2026**

	Residential	New Multi- Residential	Multi- Residential	Commercial	Shopping Centre	Office Building	Parking/ Vac Land	Industrial	Large Industrial (No Band)	Aggregate Extraction	Landfill	Pipelines	Farmland	Managed Forests
1998	1.000000		2.903900	2.445000	2.213600	2.582300	1.493900	3.230100	3.471800			2.198400	0.250000	0.250000
1999	1.000000		2.903900	2.445000	2.213600	2.582300	1.493900	3.230100	3.471800			2.198400	0.250000	0.250000
2000	1.000000		2.903900	2.445000	2.213600	2.582300	1.493900	3.230100	3.471800			2.198400	0.250000	0.250000
2001	1.000000		2.538500	2.445000	2.213600	2.582300	1.493900	3.230100	3.471800			2.152000	0.250000	0.250000
2002	1.000000		2.538500	2.394081	2.167501	2.528523	1.462789	3.162832	3.399498			2.152000	0.250000	0.250000
2003	1.000000		2.538500	2.020900	1.829700	2.134400	1.234800	2.475700	2.660900			2.152000	0.250000	0.250000
2004	1.000000		2.740000	2.020900	1.829700	2.134400	1.234800	2.382400	2.681200			2.152000	0.250000	0.250000
2005	1.000000		2.740000	1.980000	1.866300	2.091700	1.259500	2.430000	2.627500			2.152000	0.250000	0.250000
2006	1.000000		2.740000	1.952709				2.430000	2.627500			2.152000	0.250000	0.250000
2007	1.000000		2.740000	1.952709				2.430000	2.627500			2.152000	0.250000	0.250000
2008	1.000000		2.740000	1.952709				2.430000	2.627500			2.152000	0.250000	0.250000
2009	1.000000		2.740000	1.952709				2.430000	2.627500			2.152000	0.250000	0.250000
2010	1.000000		2.740000	1.952709				2.430000	2.465000			2.152000	0.250000	0.250000
2011	1.000000		2.740000	1.952709				2.430000	2.465000			2.152000	0.250000	0.250000
2012	1.000000		2.740000	1.952709				2.430000	2.465000			2.152000	0.250000	0.250000
2013	1.000000		2.708571	1.980000				2.559283	2.596145			2.271603	0.250000	0.250000
2014	1.000000	1.000000	2.685576	1.980000				2.540000	3.230648			2.388795	0.250000	0.250000
2015	1.000000	1.000000	2.649522	2.045366				2.503555	3.325639			2.502278	0.250000	0.250000
2016	1.000000	1.000000	2.631000	2.067700				2.445300	3.376233			2.612379	0.250000	0.250000
2017	1.000000	1.000000	2.566505	2.144417				2.488302	3.368219		2.453732	2.691541	0.250000	0.250000
2018	1.000000	1.000000	2.422438	2.137932				2.441050	3.304256		2.583329	2.768387	0.250000	0.250000
2019	1.000000	1.000000	2.285000	2.115246				2.415148	3.170000		2.583329	2.768387	0.250000	0.250000
2020	1.000000	1.000000	2.142500	2.108740				2.407719	2.975329		2.583329	2.768387	0.250000	0.250000
2021	1.000000	1.000000	2.000000	2.076437				2.370836	2.881955		2.583329	2.768387	0.250000	0.250000
2022	1.000000	1.000000	2.000000	2.042037				2.370836	2.850000		2.583329	2.768387	0.250000	0.250000
2023	1.000000	1.000000	1.990000	1.980000				2.370836	2.730000		2.583329	2.768387	0.250000	0.250000
2024	1.000000	1.000000	1.990000	1.980000				2.370836	2.730000		2.583329	2.768387	0.250000	0.250000
2025	1.000000	1.000000	1.990000	1.980000				2.370836	2.730000	1.929164	2.583329	2.768387	0.250000	0.250000
2026 (Recommended)	1.000000	1.000000	1.990000	1.980000				2.370836	2.610000	1.929164	2.583329	2.768387	0.250000	0.250000

Notes:

In 2006 City Council stopped using the optional commercial property classes (shopping centre, office building, and parking/vac Land).

In 2014 City Council created the optional new multi-residential property class and confirmed a tax ratio of 1.0 for the class.

In 2017 the Province created a new property class for landfills.

In 2024 the Province created a new property class effective 2025, comprised of the industrial portion of properties used for Aggregate Extraction

**Analysis of 2026 Tax Change by Property Class
Option 1 - Long Term Tax Strategy
Not Recommended**

Property Class	2026 Tax Ratio	2025 Municipal Taxation at Year-end \$	2025 Education Taxation at Year-end \$	2025 Total Taxation at Year-end \$	2026 Municipal Taxation \$	2026 Education Taxation \$	2026 Total Taxation \$	Difference Between 2025 and 2026 Taxation					
								Municipal \$	Municipal %	Education \$	Education %	Total Change \$	Total Change %
Residential	1.000000	157,422,264	14,327,204	171,749,468	164,104,567	14,327,204	178,431,771	6,682,303	4.24%	-	0.00%	6,682,303	3.89%
New Multi-Residential	1.000000	1,072,972	96,380	1,169,352	1,116,848	96,380	1,213,228	43,876	4.09%	-	0.00%	43,876	3.75%
Multi-residential	1.980000	15,719,056	709,654	16,428,710	16,279,886	709,654	16,989,540	560,830	3.57%	-	0.00%	560,830	3.41%
Commercial	1.970000	60,148,232	14,895,660	75,043,892	62,353,447	14,895,660	77,249,107	2,205,215	3.67%	-	0.00%	2,205,215	2.94%
Industrial	2.370836	1,838,281	403,778	2,242,059	1,915,465	403,778	2,319,243	77,184	4.20%	-	0.00%	77,184	3.44%
Large Industrial	2.610000	2,756,783	524,251	3,281,034	2,745,686	524,251	3,269,937	(11,097)	-0.40%	-	0.00%	(11,097)	-0.34%
Aggregate Extraction	1.929164	82,410	13,842	96,252	86,428	13,842	100,270	4,018	4.88%	-	0.00%	4,018	4.17%
Landfills	2.583329	27,536	6,762	34,298	29,015	6,762	35,777	1,479	5.37%	-	0.00%	1,479	4.31%
Pipelines	2.768387	1,859,236	346,975	2,206,211	1,935,264	346,975	2,282,239	76,028	4.09%	-	0.00%	76,028	3.45%
Farm	0.250000	15,296	1,498	16,794	16,094	1,498	17,592	798	5.22%	-	0.00%	798	4.75%
Managed Forests	0.250000	8,464	833	9,297	8,911	833	9,744	447	5.28%	-	0.00%	447	4.81%
Total		240,950,530	31,326,837	272,277,367	250,591,611	31,326,837	281,918,448	9,641,081	4.00%	-	0.00%	9,641,081	3.54%

**Analysis of 2026 Tax Change by Property Class
Option 2 - Long Term Tax Strategy Phased Implementation
Recommended**

Property Class	2026 Tax Ratio	2025 Municipal Taxation at Year-end \$	2025 Education Taxation at Year-end \$	2025 Total Taxation at Year-end \$	2026 Municipal Taxation \$	2026 Education Taxation \$	2026 Total Taxation \$	Difference Between 2025 and 2026 Taxation					
								Municipal \$	Municipal %	Education \$	Education %	Total Change \$	Total Change %
Residential	1.000000	157,422,264	14,327,204	171,749,468	163,843,961	14,327,204	178,171,165	6,421,697	4.08%	-	0.00%	6,421,697	3.74%
New Multi-Residential	1.000000	1,072,972	96,380	1,169,352	1,115,072	96,380	1,211,452	42,100	3.92%	-	0.00%	42,100	3.60%
Multi-residential	1.990000	15,719,056	709,654	16,428,710	16,336,089	709,654	17,045,743	617,033	3.93%	-	0.00%	617,033	3.76%
Commercial	1.980000	60,148,232	14,895,660	75,043,892	62,570,332	14,895,660	77,465,992	2,422,100	4.03%	-	0.00%	2,422,100	3.23%
Industrial	2.370836	1,838,281	403,778	2,242,059	1,912,420	403,778	2,316,198	74,139	4.03%	-	0.00%	74,139	3.31%
Large Industrial	2.610000	2,756,783	524,251	3,281,034	2,741,323	524,251	3,265,574	(15,460)	-0.56%	-	0.00%	(15,460)	-0.47%
Aggregate Extraction	1.929164	82,410	13,842	96,252	86,292	13,842	100,134	3,882	4.71%	-	0.00%	3,882	4.03%
Landfills	2.583329	27,536	6,762	34,298	28,969	6,762	35,731	1,433	5.20%	-	0.00%	1,433	4.18%
Pipelines	2.768387	1,859,236	346,975	2,206,211	1,932,187	346,975	2,279,162	72,951	3.92%	-	0.00%	72,951	3.31%
Farm	0.250000	15,296	1,498	16,794	16,069	1,498	17,567	773	5.05%	-	0.00%	773	4.60%
Managed Forests	0.250000	8,464	833	9,297	8,897	833	9,730	433	5.12%	-	0.00%	433	4.66%
Total		240,950,530	31,326,837	272,277,367	250,591,611	31,326,837	281,918,448	9,641,081	4.00%	-	0.00%	9,641,081	3.54%

**Analysis of 2026 Tax Change by Property Class
Option 3 - Status Quo
Not Recommended**

Property Class	2026 Tax Ratio	2025 Municipal Taxation at Year-end \$	2025 Education Taxation at Year-end \$	2025 Total Taxation at Year-end \$	2026 Municipal Taxation \$	2026 Education Taxation \$	2026 Total Taxation \$	Difference Between 2025 and 2026 Taxation					
								Municipal \$	Municipal %	Education \$	Education %	Total Change \$	Total Change %
Residential	1.000000	157,422,264	14,327,204	171,749,468	163,761,604	14,327,204	178,088,808	6,339,340	4.03%	-	0.00%	6,339,340	3.69%
New Multi-Residential	1.000000	1,072,972	96,380	1,169,352	1,114,512	96,380	1,210,892	41,540	3.87%	-	0.00%	41,540	3.55%
Multi-residential	1.990000	15,719,056	709,654	16,428,710	16,327,876	709,654	17,037,530	608,820	3.87%	-	0.00%	608,820	3.71%
Commercial	1.980000	60,148,232	14,895,660	75,043,892	62,538,874	14,895,660	77,434,534	2,390,642	3.97%	-	0.00%	2,390,642	3.19%
Industrial	2.370836	1,838,281	403,778	2,242,059	1,911,458	403,778	2,315,236	73,177	3.98%	-	0.00%	73,177	3.26%
Large Industrial	2.730000	2,756,783	524,251	3,281,034	2,865,914	524,251	3,390,165	109,131	3.96%	-	0.00%	109,131	3.33%
Aggregate Extraction	1.929164	82,410	13,842	96,252	86,249	13,842	100,091	3,839	4.66%	-	0.00%	3,838	3.99%
Landfills	2.583329	27,536	6,762	34,298	28,955	6,762	35,717	1,419	5.15%	-	0.00%	1,419	4.14%
Pipelines	2.768387	1,859,236	346,975	2,206,211	1,931,216	346,975	2,278,191	71,980	3.87%	-	0.00%	71,979	3.26%
Farm	0.250000	15,296	1,498	16,794	16,060	1,498	17,558	764	4.99%	-	0.00%	764	4.55%
Managed Forests	0.250000	8,464	833	9,297	8,892	833	9,725	428	5.06%	-	0.00%	428	4.60%
Total		240,950,530	31,326,837	272,277,367	250,591,611	31,326,837	281,918,448	9,641,081	4.00%	-	0.00%	9,641,081	3.54%

Tax Ratio Options - Impact on Distribution of 2026 Municipal Tax Levy

Property Class	A	B	Municipal Tax Levy \$ Change between Option 1 and Option 2	% Change
	2026 Municipal Tax Levy Option 1 (Not recommended)	2026 Municipal Tax Levy Option 2 (Recommended)		
Residential	164,104,567	163,843,961	260,606	0.16%
New Multi-Residential	1,116,848	1,115,072	1,776	0.16%
Multi-Residential	16,279,886	16,336,089	(56,203)	-0.34%
Commercial	62,353,447	62,570,332	(216,885)	-0.35%
Industrial	1,915,465	1,912,420	3,045	0.16%
Large Industrial	2,745,686	2,741,323	4,363	0.16%
Aggregate Extraction	86,428	86,292	136	0.16%
Landfills	29,015	28,969	46	0.16%
Pipelines	1,935,264	1,932,187	3,077	0.16%
Farm	16,094	16,069	25	0.16%
Managed Forest	8,911	8,897	14	0.16%
Total	250,591,611	250,591,611	-	0.00%

Property Class	B	C	Municipal Tax Levy \$ Change between Option 2 and Option 3	% Change
	2026 Municipal Tax Levy Option 2 (Recommended)	2026 Municipal Tax Levy Option 3 (Not recommended)		
Residential	163,843,961	163,761,604	82,357	0.05%
New Multi-Residential	1,115,072	1,114,512	560	0.05%
Multi-Residential	16,336,089	16,327,876	8,213	0.05%
Commercial	62,570,332	62,538,874	31,458	0.05%
Industrial	1,912,420	1,911,458	962	0.05%
Large Industrial	2,741,323	2,865,914	(124,591)	-4.35%
Aggregate Extraction	86,292	86,249	43	0.05%
Landfills	28,969	28,955	14	0.05%
Pipelines	1,932,187	1,931,216	971	0.05%
Farm	16,069	16,060	9	0.06%
Managed Forest	8,897	8,892	5	0.06%
Total	250,591,611	250,591,611	-	0.00%

2026 Tax Rates Summary
Option 1 - Long Term Tax Strategy

Not Recommended

	Residential	New Multi-Residential	Multi-Residential	Commercial			Industrial		
				Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land
Tax Ratios	1.000000	1.000000	1.980000	1.970000			2.370836		
Education	0.00153000	0.00153000	0.00153000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000
General	0.01564423	0.01564423	0.03097558	0.03081913	0.03081913	0.03081913	0.03708990	0.03708990	0.03708990
Garbage	0.00063347	0.00063347	0.00125427	0.00124794	0.00124794	0.00124794	0.00150185	0.00150185	0.00150185
PubTrans	0.00108148	0.00108148	0.00214133	0.00213052	0.00213052	0.00213052	0.00256401	0.00256401	0.00256401
SewDrain	0.00010427	0.00010427	0.00020645	0.00020541	0.00020541	0.00020541	0.00024721	0.00024721	0.00024721
Street Lighting	0.00026610	0.00026610	0.00052688	0.00052422	0.00052422	0.00052422	0.00063088	0.00063088	0.00063088
Total Full Service 2026	0.01925955	0.01925955	0.03663451	0.04372722	0.04372722	0.04372722	0.05083385	0.05083385	0.05083385

	Large Industrial		Aggregate Extraction	Landfills	Pipelines	Farm	Managed Forests
	Occupied	Excess Land	Occupied	Occupied	Occupied	Occupied	Occupied
Tax Ratios	2.610000		1.929164	2.583329	2.768387	0.250000	0.250000
Education	0.00880000	0.00880000	0.00511000	0.00880000	0.00880000	0.00038250	0.00038250
General	0.04083144	0.04083144	0.03018029	0.04041419	0.04330928	0.00391106	0.00391106
Garbage	0.00165336	0.00165336	0.00122207	0.00163646	0.00175369	0.00015837	0.00015837
PubTrans	0.00282266	0.00282266	0.00208635	0.00279382	0.00299396	0.00027037	0.00027037
SewDrain	0.00027214	0.00027214	0.00020115	0.00026936	0.00028866	0.00002607	0.00002607
Street Lighting	0.00069452	0.00069452	0.00051335	0.00068742	0.00073667	0.00006653	0.00006653
Total Full Service 2026	0.05507412	0.05507412	0.03931321	0.05460125	0.05788226	0.00481490	0.00481490

2026 Tax Rates Summary

Option 2 - Long Term Tax Strategy Phased Implementation

Recommended

	Residential	New Multi-Residential	Multi-Residential	Commercial			Industrial		
				Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land
Tax Ratios	1.000000	1.000000	1.990000	1.980000			2.370836		
Education	0.00153000	0.00153000	0.00153000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000
General	0.01561955	0.01561955	0.03108290	0.03092671	0.03092671	0.03092671	0.03703139	0.03703139	0.03703139
Garbage	0.00063247	0.00063247	0.00125862	0.00125229	0.00125229	0.00125229	0.00149948	0.00149948	0.00149948
PubTrans	0.00107960	0.00107960	0.00214840	0.00213761	0.00213761	0.00213761	0.00255955	0.00255955	0.00255955
SewDrain	0.00010409	0.00010409	0.00020714	0.00020610	0.00020610	0.00020610	0.00024678	0.00024678	0.00024678
Street Lighting	0.00026565	0.00026565	0.00052864	0.00052599	0.00052599	0.00052599	0.00062981	0.00062981	0.00062981
Total Full Service 2026	0.01923136	0.01923136	0.03675570	0.04384870	0.04384870	0.04384870	0.05076701	0.05076701	0.05076701

	Large Industrial		Aggregate Extraction	Landfills	Pipelines	Farm	Managed Forests
	Occupied	Excess Land	Occupied	Occupied	Occupied	Occupied	Occupied
Tax Ratios	2.610000		1.929164	2.583329	2.768387	0.250000	0.250000
Education	0.00880000	0.00880000	0.00511000	0.00880000	0.00880000	0.00038250	0.00038250
General	0.04076703	0.04076703	0.03013267	0.04035044	0.04324096	0.00390489	0.00390489
Garbage	0.00165075	0.00165075	0.00122014	0.00163388	0.00175092	0.00015812	0.00015812
PubTrans	0.00281776	0.00281776	0.00208273	0.00278896	0.00298875	0.00026990	0.00026990
SewDrain	0.00027167	0.00027167	0.00020081	0.00026890	0.00028816	0.00002602	0.00002602
Street Lighting	0.00069335	0.00069335	0.00051248	0.00068626	0.00073542	0.00006641	0.00006641
Total Full Service 2026	0.05500056	0.05500056	0.03925883	0.05452844	0.05780421	0.00480784	0.00480784

2026 Tax Rates Summary

Option 3 - Status Quo

Not Recommended

	Residential	New Multi-Residential	Multi-Residential	Commercial			Industrial		
				Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land
Tax Ratios	1.000000	1.000000	1.990000	1.980000			2.370836		
Education	0.00153000	0.00153000	0.00153000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000
General	0.01561173	0.01561173	0.03106734	0.03091123	0.03091123	0.03091123	0.03701285	0.03701285	0.03701285
Garbage	0.00063215	0.00063215	0.00125798	0.00125166	0.00125166	0.00125166	0.00149872	0.00149872	0.00149872
PubTrans	0.00107900	0.00107900	0.00214721	0.00213642	0.00213642	0.00213642	0.00255813	0.00255813	0.00255813
SewDrain	0.00010407	0.00010407	0.00020710	0.00020606	0.00020606	0.00020606	0.00024673	0.00024673	0.00024673
Street Lighting	0.00026551	0.00026551	0.00052836	0.00052571	0.00052571	0.00052571	0.00062948	0.00062948	0.00062948
Total Full Service 2026	0.01922246	0.01922246	0.03673799	0.04383108	0.04383108	0.04383108	0.05074591	0.05074591	0.05074591

	Large Industrial		Aggregate Extraction	Landfills	Pipelines	Farm	Managed Forests
	Occupied	Excess Land	Occupied	Occupied	Occupied	Occupied	Occupied
Tax Ratios	2.730000		1.929164	2.583329	2.768387	0.250000	0.250000
Education	0.00880000	0.00880000	0.00511000	0.00880000	0.00880000	0.00038250	0.00038250
General	0.04262002	0.04262002	0.03011759	0.04033023	0.04321931	0.00390293	0.00390293
Garbage	0.00172577	0.00172577	0.00121952	0.00163305	0.00175004	0.00015804	0.00015804
PubTrans	0.00294567	0.00294567	0.00208157	0.00278741	0.00298709	0.00026975	0.00026975
SewDrain	0.00028411	0.00028411	0.00020077	0.00026885	0.00028811	0.00002602	0.00002602
Street Lighting	0.00072484	0.00072484	0.00051221	0.00068590	0.00073503	0.00006638	0.00006638
Total Full Service 2026	0.05710041	0.05710041	0.03924166	0.05450544	0.05777958	0.00480562	0.00480562

City Council Report

REPORT NUMBER 160-2026-Infrastructure & Operations-Parks & Open Spaces

DATE

PREPARED

April 22, 2026

FILE

CITY COUNCIL
MEETING DATE

May 5, 2026

SUBJECT

Marina Fuel Storage & Dispensing System Replacement - NOHFC Funding Application

RECOMMENDATION TO CITY COUNCIL

WITH RESPECT to Report 160-2026-Infrastructure & Operations-Parks & Open Spaces, we recommend that Administration submit an application to the Northern Ontario Heritage Fund Corporation (NOHFC) Enhance Your Community Funding Stream for the Prince Arthur's Landing Marina Fuel Storage & Dispensing System Replacement project which requires matched funding of \$700,000, understanding that the City will be required to provide the additional funds to complete the project including any cost overruns that may occur;

AND THAT the Commissioner of Infrastructure and Operations be the authorized signing authority for the application;

AND THAT the Mayor and Clerk be authorized to sign all documentation related to this matter;

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

EXECUTIVE SUMMARY

Administration is requesting a resolution of support from City Council for a funding application that has been submitted to the Northern Ontario Heritage Fund Corporations (NOHFC) Community Enhancement Program – Enhance Your Community Funding Stream.

This funding will support the replacement of the Marina Boater Services fuel storage and dispensing system which was previously tendered in 2025, received a single bid that was significantly higher than the allocated budget and therefore the project could not be awarded.

The project is being re-designed and re-tendered in 2026, and Administration has identified and applied to multiple external funding opportunities, including the NOHFC Community Enhancement Program that would offset potential increased project costs.

DISCUSSION

City Council approved a project in the 2022 Rate-Supported Capital Budget for the Marina Fuel Storage and Dispensing System Replacement in the amount of \$300,000. In 2025 as part of the Marina Boater Services Financial Plan Report 086-2025-Infrastructure & Operations-Parks & Open Spaces, the project budget was increased to \$1,000,000.

Administration tendered the marina fuel storage and pumping system renewal twice in 2025. One in July, which received no bid submissions, and then again in September which received one bid in the amount of \$2,303,900 (excluding HST). The bid received was 130% higher than the \$1,000,000 available funds which were based on the estimated project cost. Due to the increased project cost the project could not be awarded.

Administration is currently working on a re-design of the fuel system project that will have the storage tanks installed above ground vs below ground. This may have a positive impact on the number of bids received and result in a more competitive tender process.

In January of 2026 Administration identified and applied to multiple external funding opportunities for which the fuel system replacement project would be eligible. The NOHFC application has moved to stage 2 which requires a resolution of Council in support of the application which confirms City funding contributions along with a commitment to cover any cost overruns should they occur.

If successful, these grants will offset increased project costs and reduce the financial impacts of this project on the Marina Boaters Services Financial Plan which was approved by Council in 2025. The approved Financial Plan included \$1,000,000 for this project.

Administration will await the results of all funding applications prior to proceeding to tender with the revised design to ensure all required funding is in place. Should the funding applications not be successful and the new bid price exceed available approved funds Administration will return to Council with options.

CONSULTATION

On April 14, 2026, the Finance & Admin Standing Committee reviewed the Marina Fuel Storage and Dispensing System Replacement – NOHFC Funding Application Report 159-2026-Infrastructure & Operations-Parks & Open Spaces where it was endorsed. Questions from members of Council were answered at the Standing Committee meeting. The resolution has been revised to include the matched funding required and that the City will be responsible for cost overruns. This assurance is required by NOHFC.

The Marina Advisory Committee (MAC) has been informed of the increased estimated project costs of the fuel system project and are in support of the application for external funding to NOHFC.

FINANCIAL IMPLICATION

City Council has approved a total budget of \$1.0 million for the Marina Fuel Storage and Dispensing System Replacement. There are no direct financial implications related to this report. The work included in this contract, including debt servicing cost, will be fully funded by the Marina Boater Service rate-based program and external funding contributions.

BACKGROUND

Administration brought forward Report 086-2025-Infrastructure & Operations-Parks & Open Spaces - Marina Boater Services Financial Plan May 5, 2025 to Council which included recommendations to secure required debenture funding to proceed with the marina fuel system renewal in 2025.

REFERENCE MATERIAL ATTACHED

None.

REPORT PREPARED BY

Cory Halvorsen, Manager – Parks & Open Spaces

REPORT SIGNED AND VERIFIED BY

Kayla Dixon – Commissioner Infrastructure & Operations

April 27, 2026

City Council Report

REPORT NUMBER 101-2026-City Manager's Office-Office of the City Clerk

DATE

PREPARED April 22, 2026

FILE

CITY COUNCIL May 5, 2026

MEETING DATE

SUBJECT Election Sign By-law Amendment

RECOMMENDATION TO CITY COUCIL

WITH RESPECT to Report 101-2026-City Manager's Office-Office of the City Clerk, we recommend that the draft Amendment to the Election Sign By-law, as outlined in this report and appended as Attachment A, be approved;

AND THAT By-law Amendment 100-2026 be presented for approval to amend By-law 56-2022, being a By-law to manage and regulate Election Signs in the City of Thunder Bay as outlined in this report.

EXECUTIVE SUMMARY

The City of Thunder Bay's current Election Sign By-law, 56-2022, includes restrictions on size, number of signs per property, and placement of signs outside of a candidate's ward and on public property. Feedback from the 2022 Municipal Election and a change in landscape with respect to municipal approaches to election sign restrictions, resulted in a review of the current by-law. Administration is recommending amendments to the by-law to allow for a more permissive approach while maintaining safety and respect for private property owners. The proposed changes would remove restrictions on size and number of signs and minimize restrictions on locations maintaining those reflect safety standards, operational needs and neutrality.

The changes included in this report include the feedback received from the Standing Committee on Finance & Administration and maintain the prohibition of election signage in City parks, municipal facilities and at voting locations. Further, the report provides for information on the process for requesting to post signage on municipal property (i.e. City owned vacant land).

These changes provide a balance that respects residents right to freedom of expression under the Charter, the importance of the municipality to remain neutral within the election process, and to maintain and upkeep City infrastructure such as green spaces.

DISCUSSION

Election signs play an important role as communication tools in the democratic process. Since the 2022 Municipal and School Board Election, there has been increased dialogue and sensitivity to how election sign by-laws can support a resident's right to freedom of expression. The City of Thunder Bay has an opportunity to re-examine the current by-law through this lens and proposes the removal of restrictions placed on the location and size of election signs.

This report recommends the removal of the following restrictions related to size, quantity, and location. This will allow candidates and property owners increased freedom to display election signs provided there is adherence to the safety standards in place:

The sections below are recommended for deletion:

- Section 4.4: Election Signs permitted under this by-law shall have dimensions that are not more than 1.2 meters in side width, for each of two sides, and not more than 2.0 meters Sign Height, except where a Billboard sign or mobile signs is utilized under a valid permit, then this Sign Height restriction for Election signs does not apply.
- Section 7.1: No person shall Place or permit to be placed an Election Sign, in any ward that they are not officially nominated or registered in.
- Section 8.2: No more than three (3) Election Signs will be allowed per Private Property lot.
- Section 8.3: Notwithstanding subsection 8.2, one Election Sign per Candidate per 500 meters of frontage is allowed for commercial or industrial properties.
- Section 9.1: No person shall Place or permit to the [sic] placed an Election Sign on any Public Property, including City boulevards and highways.

The allowance of election signs with permission on select public and private property aligns with a changing landscape and will further support residents the right to freedom of expression. To address the operational needs of the City, the requirement for the City to be neutral, and respect for property owners, the **following additions to the Election Sign By-law are recommended.**

The sections below are recommended for addition/replacement of deleted sections noted above:

- Section 3.1 (o.1): "Municipal Building" means any structure owned, leased, or occupied by the City for the purpose of providing services, administration, or operations. This includes, but is not limited to, City Hall, fire stations, libraries, community centres, recreational facilities, and public works depot

- Section 7.4: No person shall Place or permit to be placed an Election Sign on any Roadway, Sidewalk, median, traffic island, traffic signal or traffic control device;
- Section 7.5: No person shall Place or permit to be placed an Election Sign that obstructs anyone from entering a Highway or a portion of it, or obstructs the City or a public utility from carrying out snow removal or any maintenance, installation, or repair.
- Section 9.1: No person shall Place or permit to be placed an Election Sign on any Park or, at or within 150 m of Municipal Buildings.
- Section 9.2: No person shall Place or permit to be placed an Election Sign on a Boulevard abutting Private Property without the permission of the owner or occupant of the abutting Private Property.
- Section 9.3: Where not otherwise restricted by the by-law, no person shall Place or permit to be placed an Election Sign on Public Property without the permission of the owner.
- Section 12.7: The City, a public utility, or their agents may remove or relocate Election Signs in order to exercise any power authorized by law, including but not limited to carrying out municipal maintenance practices, or the construction and maintenance of a public utility, as determined by the City or in a public utility's sole discretion. In all circumstances the costs or losses associated with the replacement of an Election Sign shall be the responsibility of the Candidate.

The changes noted above mean that candidates may choose the size of election signs and the number they erect provided they have permission of the property owner and the signs do not obstruct sight lines for traffic, roadways or impede accessibility for pedestrians.

All Election Signs whether on private or public property must adhere to the restrictions in Section 7.2 and 7.3 related to street and intersection visibility, and accessibility that will remain:

- No Election Sign shall be located where it will interfere with the safe movement or visibility of any vehicle or pedestrian traffic or where it is a general hazard to public safety.
- No Election Sign shall be located so as to obstruct or impede any fire escape, fire exit, door, window, scuttle, skylight, flue, air intake or air exhaust, nor so as to prevent or impede the free access of emergency personnel to any part of a building, including any emergency water connection or fire hydrant.

In addition, the restrictions on election signs at or within 150 m of a voting location will remain in place to protect the integrity of the election process aligning with the requirements of the *Municipal Elections Act*.

Election signs can create waste and challenge community standards for aesthetics. It is important to note that the removal of select restrictions does not equate to an increase in the number of signs but rather encourages a balance of the protection of democratic rights with principles of safety and neutrality. It allows for greater freedom for both the candidate and property owner in how sign resources are applied. Ultimately, candidates are responsible for the management of their campaign resources both human and financial and are encouraged to consider environmental impact in planning their approach to election signs.

The financial cost for election signs can be a barrier to candidacy; however, the landscape has changed and candidates are no longer bound to physical signage as a measure of support. Digital platforms now offer an alternative to signs in the City. In addition, the removal of restrictions related to ward boundaries will allow candidates additional strategic freedom in sign placement.

Administration is of the opinion that there may be a benefit to provide a process for candidates to request posting election signs on City property with the exception of City parks and municipal facilities. The City owns many properties, some of which are vacant and may be of interest to candidates. This also ensures that the City of Thunder Bay has taken an open and inclusive approach that respects freedom of expression. Should a candidate wish to make a request to post election signage on City property the following process will be followed:

- 1) Candidate will make request via request form on the City's website (fillable PDF), request would include the address of the City property, location, size and number of signs requested.
- 2) The City will have up to 10 business days to review the request and reply to the candidate.
- 3) Criteria for review will include, ensuring that signage meets the requirements for sightlines, road safety and accessibility and that the City does not need to maintain the property during the election period (i.e. grass cutting).
- 4) The candidate will be contacted to advise of the City's decision, this will be the decision of the Returning Officer/City Clerk and included as a Procedure under Section 42(4)1(i) of the Municipal Elections Act.
- 5) If the location is approved, information will be shared with all candidates so that further requests for the same property may be considered in an efficient and transparent manner.

It is not anticipated that the City will have significant requests for signage under the process noted above as City property is extremely limited with the exclusion of City facilities and City parks.

The amended by-law will continue to be enforced during the election period beginning on August 24, 2026 on a complaint basis and through the Municipal Enforcement Services Office. Complaints will be assessed based on adherence to safety and public property restrictions. Administration is confident that the changes proposed respect residents' right to freedom of expression and balance the City's responsibility for neutrality within the election period.

CONSULTATION

On April 14, 2026, Report 90-2026-City Manager's Office-Office of the City Clerk was presented to the Finance and Administration Standing Committee recommending amendments to the Election Sign By-law 56-2022 to remove restrictions related to size, timing, number of signs, and location. At this meeting, the Standing Committee referred this matter to City Council for further discussion and requested administration review the concerns presented at that meeting relative to the extended time originally proposed to post election signs and the allowance on public property with permission.

Members of the Standing Committee expressed concern with respect to expanding the period of time when election signs could be erected from 2 months to 6 months with enforcement capacity and community support as the key considerations. In addition, concerns with the removal of restrictions on public property were discussed, citing anticipated challenges with park space and administrative capacity to manage requests.

Administration reviewed the feedback provided by members of the Standing Committee and as such is presenting an updated by-law amendment that addresses the concerns brought forward.

In addition to the consultation with the Standing Committee, a public survey was completed following the 2022 Municipal Election and feedback was also provided by candidates with respect to election signage.

FINANCIAL IMPLICATION

There are no financial implications associated with this report.

BACKGROUND

On April 14, 2026, Report 90-2026-City Manager's Office-Office of the City Clerk was presented to the Finance and Administration Standing Committee recommending amendments to the Election Sign By-law 56-2022 to remove restrictions related to size, timing, number of signs, and location. Members of the Standing Committee provided feedback and referred the amendments to Administration for consideration prior to presenting at City Council.

In May 2022, Report R 88/2022 (City Manager's Office – Office of the City Clerk) was presented recommending the creation of stand-alone Election Sign By-law 56-2022 to provide greater clarity for the public and candidates and assist By-Law Enforcement with managing complaints. The Election Sign By-law 56-2022 was enacted on June 27, 2022.

The City's Sign By-law 135-1992, as amended, provides for the regulation and management of all permanent and temporary signs in the municipality. The By-law, however, does not have provisions specifically to the temporary signs used in an election or by-election.

REFERENCE MATERIAL ATTACHED

Attachment A – By-law Amendment 100-2026

REPORT PREPARED BY

Crystal DePeuter, Municipal Election Coordinator & Krista Power, Director of Legislative Services & City Clerk

REPORT SIGNED AND VERIFIED BY

John Collin, City Manager

04/28/2026 (MM/DD/YEAR)



Memorandum

Corporate By-law Number: 100-2026-City Manager's Office-Office of the City Clerk

TO: Office of the City Clerk **FILE:**

FROM: Krista Power, Director of Legislative Services & City Clerk

DATE PREPARED: February 5, 2026

SUBJECT: A by-law to amend By-law 56-2022, being a By-law to manage and regulate Election Signs in the City of Thunder Bay, in the District of Thunder Bay.

MEETING DATE: City Council - May 5, 2026

By-law Description: A by-law to amend By-law 56-2022, being a By-law to manage and regulate Election Signs in the City of Thunder Bay, in the District of Thunder Bay.

Authorization: Report 101-2026 (City Manager's Office – Office of the City Clerk) – City Council – May 5, 2026

By-law Explanation: The purpose of this by-law is to amend By-law 56-2022, being a By-law to manage and regulate the placement of election signs for federal, provincial, municipal and school board elections and by-elections.

Schedules and Attachments:

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 100-2026

A By-law to amend By-law 56-2022, being a By-law to manage and regulate Election Signs in the City of Thunder Bay, in the District of Thunder Bay.

Recitals

1. The *Municipal Act*, 2001, S.O. 2001, c.25, as amended, subsection 5(3) provides that a municipal power shall be exercised by by-law.
2. The *Municipal Act*, 2001, S.O. 2001, c.25, as amended, subsection 10(2) authorizes the municipality to pass by-laws respecting signs.
3. The City of Thunder Bay's Sign By-law was enacted on May 25, 1992, therefore it was necessary to enact a stand-alone by-law that regulates Signs for the federal, provincial, municipal and school board elections.
4. The City of Thunder Bay's Election Sign By-law was enacted on June 27, 2022.

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

1. Section 3. "**Definitions**" is amended by adding the following paragraph to subsection 3.1:
 - o.1) "Municipal Building" means any structure owned, leased, or occupied by the City for the purpose of providing services, administration, or operations. This includes, but is not limited to, City Hall, fire stations, libraries, community centres, recreational facilities, and public works depots.
2. Section 4. "**General Requirements**" is amended by deleting subsection 4.4.
3. Section 7. "**Locations in general**" is amended by deleting subsection 7.1:

No person shall Place or permit to be placed an Election Sign, in any ward that they are not officially nominated or registered in.

and adding the following subsections:

7.4 No person shall Place or permit to be placed an Election Sign on any Roadway, Sidewalk, median, traffic island, traffic signal or traffic control device;

7.5 No person shall Place or permit to be placed an Election Sign that obstructs anyone from entering a Highway or a portion of it, or obstructs the City or a public utility from carrying out snow removal or any maintenance, installation or repair.

4. Section 8 **“Election signs on private property”** is amended by deleting subsections 8.2 and 8.3.

5. Section 9 **“Election signs on public property”** is amended by deleting subsection 9.1:

No person shall Place or permit to be placed an Election Sign on any Public Property, including City boulevards and highways.

and replacing it with:

No person shall Place or permit to be placed an Election Sign on any Park or, at or within 150 m of Municipal Buildings.

6. Section 9 **“Election signs on public property”** is amended by adding the following subsections:

9.2 No person shall Place or permit to be placed an Election Sign on a Boulevard abutting Private Property without the permission of the owner or occupant of the abutting Private Property.

9.3 Where not otherwise restricted by this by-law, no person shall Place or permit to be placed an Election Sign on Public Property without the permission of the owner.

7. Section 12 **“Removal or damage of election signs”** is amended by adding subsection 12.7:

The City, a public utility, or their agents may remove or relocate Election Signs in order to exercise any power authorized by law, including but not limited to carrying out municipal maintenance practices, or the construction and maintenance of a public utility, as determined by the City or in a public utility's sole discretion. In all circumstances the costs or losses associated with the replacement of an Election Sign shall be the responsibility of the Candidate.

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

Enacted and passed this 5th day of May, A.D. 2026 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Andrew Foulds
Speaker

Krista Power
City Clerk

DRAFT



Memorandum

Corporate By-law Number: 100-2026-City Manager's Office-Office of the City Clerk

TO: Office of the City Clerk **FILE:**

FROM: Krista Power, Director of Legislative Services & City Clerk

DATE PREPARED: February 5, 2026

SUBJECT: A by-law to amend By-law 56-2022, being a By-law to manage and regulate Election Signs in the City of Thunder Bay, in the District of Thunder Bay.

MEETING DATE: City Council - May 5, 2026

By-law Description: A by-law to amend By-law 56-2022, being a By-law to manage and regulate Election Signs in the City of Thunder Bay, in the District of Thunder Bay.

Authorization: Report 101-2026 (City Manager's Office – Office of the City Clerk) – City Council – May 5, 2026

By-law Explanation: The purpose of this by-law is to amend By-law 56-2022, being a By-law to manage and regulate the placement of election signs for federal, provincial, municipal and school board elections and by-elections.

Schedules and Attachments:

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 100-2026

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Recitals

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2. The *Municipal Act*, 2001, S.O. 2001, c.25, as amended, subsection 10(2) authorizes the municipality to pass by-laws respecting signs.
3. The City of Thunder Bay's Sign By-law was enacted on May 25, 1992, therefore it was necessary to enact a stand-alone by-law that regulates Signs for the federal, provincial, municipal and school board elections.
4. The City of Thunder Bay's Election Sign By-law was enacted on June 27, 2022.

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

1. Section 3. "**Definitions**" is amended by adding the following paragraph to subsection 3.1:
 - o.1) "Municipal Building" means any structure owned, leased, or occupied by the City for the purpose of providing services, administration, or operations. This includes, but is not limited to, City Hall, fire stations, libraries, community centres, recreational facilities, and public works depots.

2. Section 4. "**General Requirements**" is amended by deleting subsection 4.4.

3. Section 7. "**Locations in general**" is amended by deleting subsection 7.1:

No person shall Place or permit to be placed an Election Sign, in any ward that they are not officially nominated or registered in.

and adding the following subsections:

7.4 No person shall Place or permit to be placed an Election Sign on any Roadway, Sidewalk, median, traffic island, traffic signal or traffic control device;

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4. Section 8 **“Election signs on private property”** is amended by deleting subsections 8.2 and 8.3.

5. Section 9 **“Election signs on public property”** is amended by deleting subsection 9.1:

No person shall Place or permit to be placed an Election Sign on any Public Property, including City boulevards and highways.

and replacing it with:

No person shall Place or permit to be placed an Election Sign on any Park or, at or within 150 m of Municipal Buildings.

6. Section 9 **“Election signs on public property”** is amended by adding the following subsections:

9.2 No person shall Place or permit to be placed an Election Sign on a Boulevard abutting Private Property without the permission of the owner or occupant of the abutting Private Property.

9.3 Where not otherwise restricted by this by-law, no person shall Place or permit to be placed an Election Sign on Public Property without the permission of the owner.

7. Section 12 **“Removal or damage of election signs”** is amended by adding subsection 12.7:

The City, a public utility, or their agents may remove or relocate Election Signs in order to exercise any power authorized by law, including but not limited to carrying out municipal maintenance practices, or the construction and maintenance of a public utility, as determined by the City or in a public utility's sole discretion. In all circumstances the costs or losses associated with the replacement of an Election Sign shall be the responsibility of the Candidate.

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

Enacted and passed this 5th day of May, A.D. 2026 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: 167-2026-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: April 2, 2026

SUBJECT: By-law 167-2026 – Confirming By-law – May 5, 2026

MEETING DATE: City Council - May 5, 2026

By-law Description: A By-law to confirm the proceedings of a meeting of Council, this 5th day of May 2026

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 167-2026

A By-law to confirm the proceedings of a meeting of
Council, this 5th day of May 2026

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:

5th day of May, 2026 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 5th day of May, A.D. 2026 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Andrew Foulds

Speaker

Krista Power

City Clerk