



**City Council Meeting
Agenda**

**Monday, July 21, 2025, Immediately Following Committee of the Whole
S.H. Blake Memorial Auditorium**

Pages

- 1. City Council**
Chair: Mayor Ken Boshcoff
- 2. Opening Ceremonies**
One Minute of Silence.
- 3. Disclosures of Interest**
- 4. Confirmation of Agenda**
WITH RESPECT to the July 21, 2025 City Council meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.
- 5. Minutes of Previous Meetings**
 - 5.1 City Council Minutes**
The Minutes of the following Meetings of the Thunder Bay City Council, to be confirmed:
 1. The Thunder Bay City Council held on July 14, 2025. **(Distributed Separately)**

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

 1. The Thunder Bay City Council meeting held on July 14, 2025.
- 6. Reports of Committees, Boards, and Outside Agencies**
 - 6.1 Committee of the Whole Minutes**
The Minutes of the following Committee of the Whole meeting, to be adopted:

1. July 14, 2025 Committee of the Whole. **(Distributed Separately)**

THAT the Minutes of the following Committee of the Whole meeting, be adopted:

1. July 14, 2025 Committee of the Whole.

7. Ratifying Resolution

8. By-laws and By-law Resolution

8.1 By-law 240-2025 – Subdivision Agreement – Di Gregorio Developments Inc. (Parkdale Subdivision Stage 8)

4 - 5

A By-law to authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and Di Gregorio Developments Inc.

8.2 By-law Resolution

By-law Resolution - July 21, 2025 - City Council

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

By-law Number: 240- 2025

1. A By-law to authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and DiGregorio Developments Inc.

9. New Business

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

10.1 Confirming By-law 229-2025 – July 21, 2025

6 - 7

A By-law to confirm the proceedings of a meeting of Council, this 21st day of July 2025.

10.2 Confirming By-law Resolution

Confirming By-law Resolution - July 21, 2025 - City Council

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

By-law Number: 229-2025

1. A By-law to confirm the proceedings of a meeting of Council,
this 21st day of July, 2025.

11. Adjournment



Memorandum

Corporate By-law Number: 240-2025-Growth-Development Services-Planning Services

TO: Office of the City Clerk **FILE:** 58T-92014

FROM: Decio Lopes, RPP, Supervisor – Planning Services
Development Services – Planning Services

DATE PREPARED: July 8, 2025

SUBJECT: By-law 240-2025 – Subdivision Agreement – DI GREGORIO
DEVELOPMENTS INC. (Parkdale Subdivision Stage 8)

MEETING DATE: City Council - July 21, 2025

By-law Description: A By-law to authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and DiGregorio Developments Inc.

Authorization: Report 629/1992 (Planning) – Committee of the Whole – November 23, 1992

By-law Explanation: The purpose of this By-law is to authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and DiGregorio Developments Inc. (Parkdale Subdivision Stage 8) for Part of Block 1, Plan 55M571.

Schedules and Attachments:

Subdivision Agreement (5) – Attached Separately

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 240-2025

A By-law to authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and DIGREGORIO DEVELOPMENTS INC

1. That the Mayor and Clerk be and they are hereby empowered and authorized to execute on behalf of The Corporation of the City of Thunder Bay, affix the Seal of The Corporation, and deliver the attached Agreement known as SCHEDULE "A" to this By-law and forming part of this By-law, in accordance with the terms and conditions therein, being a Subdivision Agreement between THE CORPORATION OF THE CITY OF THUNDER BAY and DI GREGORIO DEVELOPMENTS INC. for Part of Block 1, Plan 55M571, in the City of Thunder Bay, in the District of Thunder Bay, provided that the execution of the said Agreement may be deferred until such time as the Performance Guarantee and Liability Insurance, as required, have been delivered to the Corporation, to the satisfaction of the Clerk.
2. That the Mayor and Clerk be and are hereby empowered and authorized to execute on behalf of the City of Thunder Bay the final Plan of Subdivision (58T-92014) and to release the same for registration upon receipt of a letter from the Commissioner, Growth Department or the Director, Development Services Division, Growth Department, indicating that all of the conditions of Draft Plan approval and all other preconditions to the registration of the Plan of Subdivision have been fulfilled.
3. This By-law shall come into force and take effect upon the date it is passed.

Enacted and passed this 21st day of July, A.D. 2025 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Ken Boshcoff

Mayor

Dana Earle

Deputy City Clerk



Memorandum

Corporate By-law Number: 229-2025-City Manager's Office-Office of the City Clerk

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

FROM: Linda Crago
Office of the City Clerk, City Manager's Department

DATE PREPARED: June 18, 2025

SUBJECT: By-law 229-2025 – Confirming By-law 229-2025 – July 21, 2025

MEETING DATE: City Council - July 21, 2025

By-law Description: A By-law to confirm the proceedings of a meeting of Council, this 21st day of July 2025

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

By-law Explanation: To confirm the proceedings and each motion, resolution and other action passed or taken by the Council at this meeting is, except where prior approval of the Local Planning Appeal 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 229-2025

A By-law to confirm the proceedings of a meeting of
Council, this 21st day of July 2025

Recitals

1. Subsection 5(1) of the Municipal Act, 2001, S.O. 2001 c. 25, as amended, provides that the powers of a municipal corporation are exercised by its Council. Subsection 5(3) provides that those powers are to be exercised by by-law.
2. Council considers it appropriate to confirm and adopt its proceedings at this meeting by by-law.

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

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

21st day of July, 2025 OPEN SESSION, CITY COUNCIL MEETING

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

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

Enacted and passed this 21st day of July, A.D. 2025 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Ken Boshcoff

Mayor

Dana Earle

Deputy City Clerk