



City Council Meeting Minutes

Tuesday, October 7, 2025, 6:30 p.m.

S.H. Blake Memorial Auditorium

Present:

- Councillor Rajni Agarwal
- Councillor Albert Aiello
- Councillor Mark Bentz
- Councillor Shelby Ch'ng
- Councillor Kasey Etreni
- Councillor Andrew Foulds
- Councillor Trevor Giertuga
- Councillor Brian Hamilton
- Councillor Greg Johnsen
- Councillor Kristen Oliver
- Councillor Dominic Pasqualino
- Councillor Michael Zussino

Officials:

- Krista Power, Director - Legislative Services & City Clerk
- Kelly Robertson, Acting City Manager
- Patty Robinet, City Solicitor
- Keri Greaves, Commissioner - Corporate Services & City Treasurer
- Kerri Marshall, Commissioner - Growth
- Matthew Miedema, Acting Commissioner - Infrastructure & Operations
- Joel DePeuter, Director – Development Services
- Cynthia Olsen, Director - Strategy & Engagement
- Decio Lopes, Supervisor – Planning Services
- Paul Burke, Supervisor - Sport & Community Development
- Crystal DePeuter, Council & Committee Clerk

1. City Council

Speaker: Councillor Foulds

2. Opening Ceremonies

2.1 Land Acknowledgement

Councillor Michael Zussino provided a Land Acknowledgement.

2.2 Moment of Silent Reflection

2.3 National Anthem

Emmy Badanai performed the National Anthem.

3. Disclosures of Interest

Aside from those disclosures already recorded in the previous minutes as presented here, no additional disclosures of interest were announced.

4. Consent Agenda and Consent Agenda Resolution

4.1 Confirmation of Agenda

Confirmation of Agenda - October 7, 2025 - City Council

4.2 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 September 16, 2025.

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

The Minutes of the following Committee of the Whole - Closed Session, to be adopted:

1. September 16, 2025 Committee of the Whole - Closed Session.

4.4 Quality of Life Standing Committee Minutes

The Minutes of the Quality of Life Standing Committee held on Tuesday, September 23, 2025, for information.

4.5 Growth Standing Committee Minutes

The Minutes for the Growth Standing Committee held on Tuesday, September 23, 2025, for information.

4.6 Ward Meeting Minutes

The Minutes of the following Ward Meetings to be received:

1. Meeting 01-2025 of the Westfort Ward held on May 14, 2025.

4.7 Community Safety & Well-Being Advisory Committee Minutes

The Minutes of meeting 03-2025 of the Community Safety & Well-Being Advisory Committee held on June 25, 2025, for information.

4.8 Intergovernmental Affairs Committee Minutes

The Minutes of meeting 06-2025 of the Intergovernmental Affairs Committee held on June 25, 2025, for information.

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

The Minutes of meeting 06-2025 of the Mayor's Task Force Advisory Committee held on June 18, 2025, for information.

4.10 The District of Thunder Bay Social Services Administration Board Minutes

Minutes of meetings 11-2025 (Regular Session) and 12-2025 (Closed Session) of The District of Thunder Bay Social Services Administrative Board held on June 19, 2025, for information.

4.11 Lakehead Region Conservation Authority Minutes

The Minutes of the Lakehead Region Conservation Authority meetings held on Wednesday, May 28, Thursday, June 26, 2025, and Thursday, August 27, 2025, respectively, for information.

4.12 Thunder Bay District Health Unit Board of Health Minutes

Minutes of the Thunder Bay District Health Unit Board of Health meetings held on Wednesday, May 21, 2025 and Wednesday, June 18, 2025, respectively, for information.

4.13 Thunder Bay Police Services Board Minutes

The Minutes of meetings 09-2025, 13-2025 and 17-2025 of the Thunder Bay Police Services Board held on Tuesday, March 18, 2025, Tuesday, May 20, 2025, and Tuesday, June 17, 2025, respectively, for information.

4.14 Budget Appropriation – Encampment Response Team Fleet Vehicle

Report 287-2025-Growth-Strategy & Engagement recommending that Appropriation 22-2025, to create a capital project in the amount of \$60,000 for Encampment Response Team fleet vehicle, funded through the Health Canada grant, be approved.

4.15 Amend Draft Approval of a Plan of Subdivision - Gemstone Estates Stage 6

Report 291-2025-Planning Services recommending that the request by 2298184 Ontario Inc. to extend draft plan approval (58T-13505) as it applies to Gemstone Estates Stage 6 Draft Plan of Subdivision be approved.

4.16 Amend Draft Approval of a Plan for Subdivision - 1294 Dawson Road

Report 303-2025-Planning Services recommending that the request by 1000479970 Ontario Limited to extend draft plan approval (58T-15501) as it applies to a portion of Mining Location R3 shown as PROPERTY LOCATION on Attachment "A" to Report 303-2025 (Planning Services) be approved.

4.17 Consent Agenda Resolution

MOVED BY: Councillor Kasey Etreni
SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to the Consent Agenda for the October 7, 2025 City Council meeting, we recommend that the following items be confirmed:

- Confirmation of Agenda
- Minutes of Previous City Council Meetings
- Minutes of Previous Committee of the Whole - Closed Session Meeting
- Quality of Life Standing Committee Minutes
- Growth Standing Committee Minutes
- Ward Meeting Minutes
- Community Safety & Well-Being Advisory Committee Minutes
- Intergovernmental Affairs Committee Minutes
- Mayor's Taskforce on Building More Homes Advisory Committee Minutes
- The District of Thunder Bay Social Services Administration Board Minutes
- Lakehead Region Conservation Authority Minutes
- Thunder Bay District Health Unit Board of Health Minutes
- Thunder Bay Police Services Board Minutes

For (11): Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (2): Mayor Ken Boshcoff, and Councillor Trevor Giertuga

CARRIED (11 to 0)

It was requested that the following items be extracted from the consent agenda and the resolutions be voted on separately:

Budget Appropriation – Encampment Response Team Fleet Vehicle

Report 287-2025-Growth-Strategy & Engagement recommending that Appropriation 22-2025, to create a capital project in the amount of \$60,000 for Encampment Response Team fleet vehicle, funded through the Health Canada grant, be approved.

MOVED BY: Councillor Brian Hamilton

SECONDED BY: Councillor Kasey Etrene

WITH RESPECT to Report 287-2025, we recommend that Appropriation 22-2025, to create a capital project in the amount of \$60,000 for Encampment Response Team fleet vehicle, funded through the Health Canada grant, be approved;

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

For (12): Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etrene, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (1): Mayor Ken Boshcoff

CARRIED (12 to 0)

Amend Draft Approval of a Plan of Subdivision - Gemstone Estates Stage 6

Report 291-2025-Planning Services recommending that the request by 2298184 Ontario Inc. to extend draft plan approval (58T-13505) as it

applies to Gemstone Estates Stage 6 Draft Plan of Subdivision be approved.

MOVED BY: Councillor Greg Johnsen
SECONDED BY: Councillor Michael Zussino

WITH RESPECT to Report 291-2025-Planning Services, we recommend that the request by 2298184 Ontario Inc. to extend draft plan approval (58T-13505) as it applies to Gemstone Estates Stage 6 Draft Plan of Subdivision, being a portion of Part of Mining Location R3 described as Parts 1, 2, 3, and 4 on RP 55R-10449, Parts 1 and 2 on RP 55R-8139, and Part 1 on RP 55R-8139 except Part 1 on RP 55R-9814 (west of Aquamarine Drive which is located on the western end of Wardrope Avenue, west of Hilldale Road), to January 19, 2028, subject to the conditions outlined in Attachment "B" and on the redlined plan dated January 19, 2015 Draft Plan of Subdivision prepared by J.D. Barnes in Attachment "C" to Report 291-2025 (Planning Services); be approved;

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

For (12): Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (1): Mayor Ken Boshcoff

CARRIED (12 to 0)

Amend Draft Approval of a Plan for Subdivision - 1294 Dawson Road

Report 303-2025-Planning Services recommending that the request by 1000479970 Ontario Limited to extend draft plan approval (58T-15501) as it applies to a portion of Mining Location R3 shown as PROPERTY LOCATION on Attachment "A" to Report 303-2025 (Planning Services) be approved.

MOVED BY: Councillor Kasey Etreni
SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to Report 303-2025-Planning Services, we recommend that the request by 1000479970 Ontario Limited to extend draft plan approval (58T-15501) as it applies to a portion of Mining Location R3 shown as PROPERTY LOCATION on Attachment "A" to Report 303-2025 (Planning Services), 1294 Dawson Road, to October 19, 2030, subject to the conditions outlined in Attachment "B" for the draft plan as shown on the redlined plan dated August 26, 2015 Draft Plan of Subdivision prepared by J.D. Barnes in Attachment "C" to Report No. 303-2025 (Planning Services); be approved;

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

For (12): Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (1): Mayor Ken Boshcoff

CARRIED (12 to 0)

5. Items Arising from Closed Session

5.1 Board Appointments – Thunder Bay International Airport Authority Board

MOVED BY: Councillor Rajni Agarwal
SECONDED BY: Councillor Greg Johnsen

WITH RESPECT to the confidential memorandum from Krista Power, Director of Legislative Services & City Clerk, dated October 1, 2025, we recommend the following two names be submitted by the City of Thunder Bay as their nominees, with the final nominee being selected by the TBIAAI to fulfill the three- year term expiring November 30, 2028:

1. Roshni Antony
2. Carol Pollard

For (12): Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etrene, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (1): Mayor Ken Boshcoff

CARRIED (12 to 0)

6. Reports of Administration

6.1 Consolidation of Locations for Weekday Ice

At the Quality of Life Standing Committee on September 23, 2025, Report 292-2025-Community Services-Recreation & Culture was presented for endorsement.

Report 312-2025-Community Services-Recreation & Culture recommending service level changes for regular weekday ice bookings at Grandview and Neebing Arenas.

MOVED BY: Councillor Kasey Etrene
SECONDED BY: Councillor Rajni Agarwal

WITH RESPECT to Report 312-2025-Community Services-Recreation & Culture, we recommend the following service level change for regular weekday ice bookings at the following arenas:

- Grandview Arena be closed for weekday ice bookings on Mondays
- Neebing Arena be closed for all weekday ice bookings, with some exceptions as noted in this report;

AND THAT these changes be effective October 12, 2025.

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

For (12): Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (1): Mayor Ken Boshcoff

CARRIED (12 to 0)

7. By-laws and By-law Resolution

7.1 By-law 284-2025 Site Plan Control Designation – 92 Machar Avenue

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (92 Machar Avenue).

7.2 By-law 285-2025 Site Plan Control Designation – 1115 Carrick Street

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (1115 Carrick Street).

7.3 By-law 296-2025 - Appointment of Persons to Enforce Parking

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

7.4 By-law Resolution

By-law Resolution - October 7, 2025 - City Council

MOVED BY: Councillor Brian Hamilton

SECONDED BY: Councillor Trevor Giertuga

THAT the following By-laws be introduced, read, dealt with individually,

engrossed, signed by the Mayor and Clerk, sealed and numbered:

By-law Number: 284-2025

1. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (92 Machar Avenue).

By-law Number: 285-2025

2. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (1115 Carrick Street).

By-law Number: 296-2025

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

For (12): Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (1): Mayor Ken Boshcoff

CARRIED (12 to 0)

8. New Business

8.1 Establishment of Committee of the Whole - Closed Session - October 21, 2025

The following resolution is presented to establish a Committee of the Whole - Closed Session Meeting on Tuesday, October 21, 2025:

MOVED BY: Councillor Trevor Giertuga
SECONDED BY: Councillor Greg Johnsen

THAT a Committee of the Whole – Closed Session meeting be scheduled for Tuesday, October 21, 2025 at 4:30 p.m. in order to receive information pursuant to the Municipal Act (Section 239 (2)) relative to:

(b) personal matters about an identifiable individual, including municipal or local board employees;

(c) a proposed or pending acquisition or disposition of land by the municipality or local board;

(i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization;

(j) a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value; and

(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

For (12): Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (1): Mayor Ken Boshcoff

CARRIED (12 to 0)

9. Notice of Motion

9.1 Notice of Motion –Amend- A Human Rights-Based Community Action Plan for Thunder Bay

At the October 28, 2024 City Council meeting, a resolution relative to Report 384 2024 – A Human Rights-Based Community Action Plan for Thunder Bay (Growth–Strategy & Engagement) was ratified.

Memorandum from Councillor Rajni Agarwal, dated October 3, 2025 requesting that a Notice of Motion to Amend the resolution relating to the A Human Rights-Based Community Action Plan for Thunder Bay, Report 384 2024, be introduced at the October 7, 2025 City Council Meeting, for debate at the October 21, 2025 City Council Meeting.

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

10.1 By-law 286-2025 - Confirming By-law – October 7, 2025

A By-law to confirm the proceedings of a meeting of Council, this 7th day of October 2025.

10.2 Confirming By-law Resolution

Confirming By-law Resolution - October 7, 2025 - City Council

A By-law to confirm the proceedings of a meeting of Council, this 7th day of October 2025.

MOVED BY: Councillor Michael Zussino
SECONDED BY: Councillor Brian Hamilton

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

By-law Number: 286-2025

1. A By-law to confirm the proceedings of a meeting of Council, this 7th day of October, 2025.

For (12): Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (1): Mayor Ken Boshcoff

CARRIED (12 to 0)

11. Adjournment

The meeting adjourned at 7:08 p.m.

Acting Mayor

City Clerk