



Growth Standing Committee Meeting Minutes

Tuesday, October 28, 2025, 4:34 p.m.

S.H. Blake Memorial Auditorium

Present: Mayor Ken Boshcoff
Councillor Rajni Agarwal
Councillor Kasey Etreni
Councillor Trevor Giertuga
Councillor Dominic Pasqualino

Officials: Jeff Walters, Deputy City Clerk
John Collin, City Manager
Cynthia Cline, Acting City Solicitor
Keri Greaves, Commissioner - Corporate Services & City
Treasurer
Kerri Marshall, Commissioner - Growth
Cynthia Olsen, Director - Strategy & Engagement
Joel DePeuter, Director – Development Services
Matt Pearson, Senior Advisor – Growth
Devon McCloskey, Manager – Planning Services
Deanna Walker, Manager – Realty Services
Gordon Stover, Committee & Meeting Management System
Coordinator

1. Growth Standing Committee in the S.H. Blake Memorial Auditorium (Council Chambers)

Chair: Councillor Trevor Giertuga

2. Land Acknowledgement

Councillor Dominic Pasqualino provided a land acknowledgement.

3. Disclosures of Interest

4. Confirmation of Agenda

MOVED BY: Councillor Kasey Etreni

SECONDED BY: Mayor Ken Boshcoff

WITH RESPECT to the Tuesday, October 28, 2025 Growth Standing Committee meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

5. Minutes of Previous Meetings

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

6. Reports of Administration

6.1 Draft Smart Growth Action Plan

Report 333-2025 - Growth, presenting the Draft Smart Growth Action Plan to the Growth Standing Committee for strategic review and discussion.

Correspondence received from Charla Robinson, President - Thunder Bay Chamber of Commerce on October 14, 2025 requesting to appear before Standing Committee.

Written deputation received from Denise Atkinson, CEO - Tipi Horse Connects on October 16, 2025 was distributed separately on Tuesday, October 28, 2025, for information.

Charla Robinson appeared before Committee, provided a deputation and responded to questions.

6.2 Request for Municipal Support Resolution – 579 Maureen Street (Versorium Energy Ltd.)

At the September 23, 2025 Growth Standing Committee Meeting, Chris Codd and Jeff Trynchy - Versorium Energy Ltd., and Frederic Lebel and Giorgio Spagarino - Enerflex, provided a deputation and overview of the proposed Versorium's Power

Generation Facility.

Report 317-2025 - Growth - Development Services - Planning Services seeking endorsement from Growth Standing Committee for a Municipal Support Resolution related to a proposed electricity generation facility.

Written deputation received from Margaret Woods MD on October 21, 2025, for information.

Correspondence received from Dr. Paul Berger on October 22, 2025 requesting to appear before Standing Committee.

Correspondence received from Karla Bailey, Synergy North Corporation on October 22, 2025 requesting to appear before Standing Committee.

Written deputation received from Emily Hunter, Environmental Defence Canada on October 21, 2025 was distributed separately on Friday, October 24, 2025, for information.

Correspondence received from Kiera Essex on October 23, 2025 requesting to appear before Standing Committee was distributed separately on Friday, October 24, 2025.

Written deputation received from Paul Filteau on October 26, 2025 was distributed separately on Tuesday, October 28, 2025, for information.

Written deputation received from Ed Shields on October 26, 2025 was distributed separately on Tuesday, October 28, 2025, for information.

Devon McCloskey, Manager - Planning Services and Joel DePeuter, Director - Development Services provided an PowerPoint presentation and responded to questions.

Dr. Paul Berger appeared before Committee, provided a PowerPoint presentation and responded to questions.

Karla Bailey, Vice-President - System Planning - Synergy North Corporation and Rene Gallant, President & CEO - Synergy North Corporation appeared before Committee, provided a deputation and responded to questions.

Kiera Essex appeared before Committee, provided a PowerPoint presentation and responded to questions.

It was consensus of Committee that Rene Gallant, President & CEO - Synergy North Corporation re-appear before Committee to respond to questions.

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

WITH RESPECT to Report 317-2025, we request endorsement of the Standing Committee to forward the following recommendations to City Council:

WE RECOMMEND THAT City Council pass the prescribed resolution (Exhibit A) to support the proposal from Versorium Energy Ltd. for development, construction, and operation of an electricity generation facility located at 579 Maureen Street;

AND THAT City Council designate the lands for Site Plan Control;

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

CARRIED

6.3 Call for Proposals Update

Report 330-2025 - Growth - Development Services - Realty Services providing an overview of the development proposals received for the 10 Opportunity Sites as identified by Administration, for information only.

Confidential Memorandum from Mariah Maunula, Property Agent, dated October 28, 2025 was distributed separately to Members of Council, City Manager, City Solicitor and City Treasurer only on Friday, October 24, 2025.

Joel DePeuter, Director - Development Services and Deanna Walker, Manager - Realty Services appeared before Committee, provided a PowerPoint presentation and responded to questions.

7:00 p.m. Resolution

During discussion, the following resolution was passed:

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

THAT the hour being 7:00 p.m., we continue with the business at hand.

CARRIED

Resolution to Recess and Resolve into Closed Session

MOVED BY: Councillor Dominic Pasqualino
SECONDED BY: Councillor Rajni Agarwal

THAT we resolve into Closed Session in order to receive information that is relative to Report 330-2025-Growth-Development Services - Realty Services and the associated Confidential Memorandum pursuant to the Municipal Act (Section 239 (2)):

(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;

(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;

AND THAT the Growth Standing Committee – Open Session reconvene following the conclusion of Standing Committee – Closed Session to continue with business at hand.

CARRIED

Growth Standing Committee – Closed Session in the McNaughton Room at 7:13 p.m.

Present: Mayor Ken Boshcoff
Councillor Rajni Agarwal
Councillor Kasey Etrene
Councillor Trevor Giertuga
Councillor Dominic Pasqualino

Officials: Jeff Walters, Deputy City Clerk
John Collin, City Manager
Cynthia Cline, Acting City Solicitor
Kerri Marshall, Commissioner - Growth
Joel DePeuter, Director – Development Services
Deanna Walker, Manager – Realty Services
Mariah Maunula, Property Agent
Gillian Matson, Solicitor II

6.3.1 Growth Standing Committee - Closed Session

Chair: Councillor Trevor Giertuga

6.3.2 Disclosures of Interest

6.3.3 Reports of Municipal Officers

Call for Proposals Update

Confidential Memorandum from Mariah Maunula, Property Agent, dated October 28, 2025 relative to Report 330-2025 – Development & Emergency Services – Realty Services - Call for Proposals Update was distributed separately to Members of Council, City Manager, City Solicitor and City Treasurer on Friday, October 24, 2025.

John Collin, City Manager, Joel DePeuter, Director - Development Services and Deanna Walker, Manager - Realty Services responded to questions relative to the Confidential Memorandum.

At 7:43 p.m. the Closed Session concluded.

Growth Standing Committee – Open Session in the S.H. Blake Memorial Auditorium (Council Chambers) at 7:44 p.m.

Present: Mayor Ken Boshcoff
Councillor Rajni Agarwal
Councillor Kasey Etreni
Councillor Trevor Giertuga
Councillor Dominic Pasqualino

Officials: Jeff Walters, Deputy City Clerk
John Collin, City Manager
Kerri Marshall, Commissioner - Growth
Joel DePeuter, Director – Development Services
Gordon Stover, Committee & Meeting Management System
Coordinator

6.4 Growth Standing Committee – Open Session

Chair: Councillor Trevor Giertuga

The Deputy City Clerk advised that there were no further items.

7. Adjournment

The meeting adjourned at 7:45 p.m.