



City Council (Public Meeting) Minutes

Monday, April 14, 2025, 6:31 p.m.

S.H. Blake Memorial Auditorium

Present:

- Mayor Ken Boshcoff
- 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:

- Dana Earle, Manager – Legislative Services & Deputy City Clerk
- John Collin, City Manager
- Patty Robinet, City Solicitor
- Kayla Dixon, Commissioner - Infrastructure & Operations
- Keri Greaves, Commissioner - Corporate Services & City Treasurer
- Kerri Marshall, Commissioner - Growth
- Kelly Robertson, Commissioner - Community Services
- Joel DePeuter, Director – Development Services
- Aaron Ward, Manager – Engineering Division
- Decio Lopes, Supervisor – Planning Services
- Shannon Labelle, Acting Senior Planner
- Crystal DePeuter, Council & Committee Clerk

1. City Council (Public Meeting)

Chair: Mayor Ken Boshcoff

2. Disclosures of Interest

3. Confirmation of Agenda

MOVED BY: Councillor Michael Zussino

SECONDED BY: Councillor Greg Johnsen

WITH RESPECT to the April 14, 2025 City Council (Public Meeting), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

4. Public Meeting Procedures

Public Meeting procedures were read to Members of Council and those in attendance.

5. City Council (Public Meeting)

5.1 Proposed Temporary Zoning By-law Amendment - 6155 Loch Lomond Road

Report 099-2025-Growth-Development Services-Planning Services presenting an application for a Temporary Zoning By-law Amendment at 6155 Loch Lomond Road to allow for the establishment of a 117.1 square metre garden suite for a period of 20 years, on private services.

Acting Senior Planner Shannon Labelle appeared before Council, provided a PowerPoint presentation and responded to questions.

The Chair asked whether the applicant was in attendance and wished to be heard.

The Chair asked if there were any speakers to the application who wished to be heard.

MOVED BY: Councillor Andrew Foulds
SECONDED BY: Councillor Kasey Etrene

WITH RESPECT to Report 099-2025 – Growth – Development Services – Planning Services, we recommend that the Zoning By-law be amended on a temporary basis, on the subject lands being Neebing Concession 6 South of Kaministiquia River, Part of Lot 21 on Registered Plan 55R-1509, municipally known as 6155 Loch Lomond Road, by adding RU^{SP109} to the lands and adding Site Specific Provision No. 109 to Schedule “B” as follows:

SP109: Site-specific provision 109

The following provisions apply to lands zoned RU^{SP109}:

- a. In addition to the **uses** permitted in Section 1, **1.1.1.2B**, a **garden suite** shall also be permitted, provided it is removed on or before April 14, 2045.

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

CARRIED

5.2 Proposed Zoning By-law Amendment - 1091 Central Avenue

Report 100-2025-Growth-Development Services-Planning Services presenting an application for a Zoning By-law Amendment at 1091 Central Avenue to allow for the establishment of 15,049.5 square metre retail warehouse and gas bar.

Confidential Memorandum from Deputy City Solicitor Cynthia Cline, dated April 9, 2025 was distributed to Members of Council, City Manager, City Solicitor, City Clerk, Commissioner-Growth only on Thursday, April 10, 2025.

Memorandum from Acting Senior Planner Shannon Labelle dated April 11, 2025 and correspondence received for Zoning By-law Amendment Application – Report 100-2025 distributed to Members of Council on Friday, April 11, 2025.

Acting Senior Planner Shannon Labelle appeared before Council, provided a PowerPoint presentation and responded to questions.

The Chair asked whether the applicant was in attendance and wished to be heard.

Applicant Toby Singlehurst, Forum Properties, and Tyler Rizutto and Sharon Yin, Stantec Consulting appeared before Council, provided a PowerPoint presentation and responded to questions.

The Chair asked if there were any speakers to the application who wished to be heard.

Glenn Beer appeared before Council.

Matthew Covino appeared before Council.

Michael Spizarsky appeared before Council.

Barbara Kemeny appeared before Council.

Nicole Romano appeared before Council.

Gary Phillips appeared before Council.

Nick Mechiorre appeared before Council.

MOVED BY: Councillor Brian Hamilton

SECONDED BY: Councillor Andrew Foulds

WITH RESPECT to Report 100-2025 – Growth – Development Services – Planning Services, we recommend that the Zoning By-law be amended on the subject lands being PART OF NORTHEAST ¼, SECTION 54, City of Thunder Bay, shown as “Property Location One” on Attachment “A” to Report 100-2025, and municipally known as 1091 Central Avenue, by adding BU^{SP110} to the lands and adding Site Specific Provision 110 to Schedule “B” as follows:

SP110: Site-specific provision 110

The following provisions apply to lands zoned BU^{SP110}:

- a. In addition to the **uses** permitted in Section 6.1.2a, a **motor vehicle service use** is also a permitted **use**.
- b. Despite the provisions of **Table 6.1.2**, the following applies:
 - i. The maximum **gross floor area (GFA)** for a storefront in a **retail warehouse** is 15,500m².
- c. Despite the provisions of Section 6, **Table 6.3**, the following applies:
 - i. The maximum **driveway** width is 9.5m
 - ii. The minimum **landscaped area** is 15% of the **lot area** which must include a 6.0m strip along all lot lines abutting a **street allowance** or a **zone** which permits a residential **use** on the **first storey**.

AND THAT the subject property be designated as an area of Site Plan Control:

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

CARRIED

6. Reports of Municipal Officers

6.1 Official Plan Amendment and Consent to Sever 2775 Oliver Road Report 003-2025-Planning Services

Memorandum from Acting Senior Planner - Planning Services Shannon Labelle dated March 27, 2025 providing an alternate resolution for consideration relative to Report 003-2025-Planning Services.

MOVED BY: Councillor Kasey Etreni
SECONDED BY: Councillor Albert Aiello

WITH RESPECT TO a Public Meeting having been held with respect to the application by Darrell Matson, relative to lands described as a Portion of Woods Location described as Part 2 on Reference Plan 55R-3329, and

municipally known as 2775 Oliver Road;

AND THAT this application has been referred to Administration to provide an option to approve a site specific Official Plan Amendment and a corresponding Consent to create two rural lots on the lands as requested by the applicant;

THAT that a site-specific policy should be added to the Official Plan for the following reasons:

- The development maintains the existing rural character;
- The development represents infill of an existing area without the need for additional services;
- Conditions to the severance will ensure adequate water quality and quantity; and
- The impact on agricultural potential is limited.

AND THAT the delegated authority to the Committee of Adjustment with respect to consent to sever the subject lands be withdrawn;

AND THAT the proposed severance and conveyances of two new parcels of land each with a lot frontage of 64.7 metres and a lot area of 1.27 hectares for one lot and 1.42 hectares for the second lot as set forth in the application be approved conditionally for a period of two years ending on April 14, 2027, subject to the conditions attached to this memorandum;

AND THAT the severances proceed to final approval to the satisfaction of the Secretary-Treasurer of the Committee of Adjustment;

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

CARRIED

7. By-Laws

7.1 By-law 102-2025-Temporary Zoning By-law Amendment - 6155 Loch Lomond Road

A By-law to amend By-law 1-2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (6155 Loch Lomond Road).

7.2 By-law 103-2025-Zoning By-law Amendment - 1091 Central Avenue

A By-law to amend By-law 1-2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1091 Central Avenue).

7.3 By-law 119-2025 – Site Plan Control Designation – 1091 Central 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 (1091 Central Avenue).

7.4 By-law 120-2025- Official Plan Amendment – 2775 Oliver Road

A By-law to adopt Amendment 19 to the City of Thunder Bay Official Plan (2775 Oliver Road).

7.5 By-law 121-2025 - Withdraw Delegated Authority -Committee of Adjustment - 2775 Oliver Road

A By-law to withdraw delegated authority to the Committee of Adjustment for an application for consent (2775 Oliver Road).

8. By-Law Resolution

By-law Resolution - April 14, 2025 - City Council

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Michael Zussino

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

1. Temporary Zoning By-law Amendment - 1655 Loch Lomond Road
By-law Number: 102-2025

2. Zoning By-law Amendment - 1091 Central Avenue
By-law Number: 103-2025

3. Site Plan Control Designation - 1091 Central Avenue
By-law Number: 119-2025

4. Official Plan Amendment - 2775 Oliver Road
By-law Number: 120-2025

5. Withdraw Delegated Authority - Committee of Adjustment - 2775
Oliver Road
By-law Number: 121-2025

CARRIED

9. Adjournment

The meeting adjourned at 7:53 p.m.

Mayor

Deputy City Clerk