

**Minutes of Special Committee Meeting  
of City Council  
Held Monday, January 29, 2018**

**Present:**

Mayor McDonald, Councillors Forgette, Shogren, Bain, Maroosis, Anthony, Vaillancourt, King, Mayne

**Community Services Committee:**

CS-2017-20      ***Public Meeting under the Planning Act***

Report from Peter Carello dated January 17, 2018 re: Draft Plan of Subdivision and Rezoning by Miller and Urso Survey Inc. on behalf of Janey Avenue Inc. and Ski Ridge Estates Inc. – Janey Avenue (unaddressed).

The City Clerk advised that notice of the meeting was given by prepaid first class mail on the 8<sup>th</sup> day of January, 2018 to all owners of property within 120 metres of the subject property and by the posting of a placard on the subject property.

Peter Carello explained the purpose of the rezoning application.

Councillor King asked for public presentations in support of or objecting to the Draft Plan of Subdivision and Rezoning Applications.

Presentations:

1. Tara Blake:

- Not in favour of the development.
- This is a safe child friendly neighbourhood.
- Why is another neighbourhood required? There are at least 80 shovel ready lots within 2 kms from this particular site.
- The City is declining in population.
- The neighbourhood looks horrendous the trees are being cut down – this has an effect on the environment and the wildlife in the area.
- This has been a quiet neighbourhood now there are construction vehicles in and out of the area.
- There is a bridge that is being proposed. The developer and the City have not provided any information regarding this bridge.
- Would you like a massive bridge in your backyard?
- There are also concerns about the road allowance width. There is a decline/bend in the road and in perfect weather conditions it is unsafe.
- The Medical Officer of Health has indicated that a Traffic Impact Study needs to be completed. 75% of traffic fatalities involve pedestrians.
- There will be an extra 150 cars in and out of the area once these lots have been developed.
- Does the City really need this new development? What is the impact on the environment and the residents? How much risk is Council willing to take? What do the taxpayers want?
- What impacts moving forward will this have on the neighbourhood and the community?
- Currently the relationship between the developer and the neighbourhood is not positive.

2. Dennis and Anna-Lisa DeLuca:
  - Not in favour of the development.
  - Their property is directly adjacent to the roadway – south of the entrance.
  - They purchased their home in 2005.
  - Objections to the project relate to construction of new road access, size and bridge construction.
  - Road access has numerous risk factors:
    - Already deep incline and sharp curve.
    - Very limited visibility – danger to children.
  - Bridge:
    - What is the size, scope, magnitude?
    - Why are there no detailed designs of the bridge?
    - This is a critical component to this subdivision.
  - There are currently large amount of landfill and trucks carrying rocks to fill the property.
  - Cannot read Schedule “B” that was provided.
  - Provided a more acceptable boulevard option and have never received a response.
  - The entrance will be built over an easement.
  - There are 80 vacant lots available – these are unsold and shovel ready lots.
  - City needs to stop this development.
  - Provided pictures of construction taking place.
3. Dr. Susan Johnston:
  - Not in favour of the development.
  - Her home is steps away from the new development.
  - This area is a mature and uncongested neighbourhood.
  - They have the highest taxes.
  - Members of Council may have potential conflicts of interest.
  - The roads in this area are rarely cleared of snow before noon.
  - There will be 140 vehicles with no sightlines this will be a risk to pedestrians and death is a possibility – which will likely be children.
  - This was never intended to be an intersection.
4. Christopher Winrow:
  - In support of this development.
  - This provides his children the opportunity to stay in this community.
  - Planning Department and Engineering Department are in place to protect.
  - Not opposed to having inventory without growth.
  - All the risk is born by the Developer.
  - The odd neighbour might be inconvenienced.
  - This development helps the opportunity for growth.
  - Very familiar with the entrance way – there are processes in place within the City to protect the concerns brought forward.
5. Eric Doidge:
  - Not in favour of the development.
  - Proposed intersection is across the street from his home.
  - There are safety issues with where the entrance intersects with Janey Avenue.
  - He is not anti-development.
  - Would like to see a proper Traffic Impact Study completed by a Traffic Engineer.
  - Two school buses cannot pass each other on that corner.

6. Sharon Chin-McMurray:
  - The intersection is right in front of her driveway.
  - Bridges ice over – compromise safety.
  - Small narrow residential road.
  - Safety of children – Vincent Massey.
  
7. Rick Miller, Agent for the Application:
  - What is proposed is a 71 lot residential development.
  - The development is consistent with the area.
  - The Developer feels that there is a market for these lots.
  - Nothing has changed from the original design in 1980.
  - The City has accepted the application has complete; staff evaluates the information received; Planning does a Report to Council for conditions of draft approval.
  - Once the Developer has received draft approval they get into specifics for design, the crossing of the Creek.
  - There are applications to the North Bay Mattawa Conservation Authority; the Department of Oceans and Fisheries.
  - The Developer has already undertaken detailed engineering.
  - The Developer will be hiring a Third Party Consultant who is a Traffic Engineer regarding the configuration of the intersection.
  - The Developer is not looking at a bridge but a culvert.
  - No lots can be sold and houses cannot be built until final approval is given.
  - The Planning Department has followed the standard practice throughout the Province and the *Planning Act*.
  
8. Bill McMurray:
  - Lives directly across from the intersection.
  - He attended the 2005 Public Meeting there were no houses on the two separate lots.
  - The snowplows don't have enough room to get by they tear up his front yard currently.
  - He has had to pull cars out of ditches.
  - He understands that 10 lots have been asked for so far.
  - The City needs to look at different entrances – north end entrance?
  - This is interfering with a mature community.
  - Now with a house there – the curve is worse.
  - Not opposed to the development just wants the intersection completed properly.

Direction: Item to remain on Committee.

CS-2017-23

***Public Meeting under the Planning Act***

Report from Peter Carello dated January 17, 2018 re: Zoning By-Law Amendment by Jesse Shortt on behalf of Pinewood Park Drive Inc. – Pinewood Park Drive (unaddressed).

The City Clerk advised that notice of the meeting was given by prepaid first class mail on the 8<sup>th</sup> day of January, 2018 to all owners of property within 120 metres of the subject property and by the posting of a placard on the subject property.

Beverley Hillier explained the purpose of the Draft Plan of Subdivision application.

Councillor King asked for public presentations in support of or objecting to the Rezoning Application.

***At the Regular Meeting of Council on Tuesday, February 13, 2018, Councillor Anthony declared a conflict of interest regarding this matter as his employer is doing some work for the proponent.***

Presentations:

1. Janet Zimbalatti:

- Objects to any property being rezoned for the purpose of a Casino as the money will not stay in the local economy. Look at Thunder Bay.
- The property being proposed is not serviced– taxpayers should not be on the hook for these costs.
- The rezoning is a fishing expedition – the property is outside of the zone.
- All big companies pay taxes – profit margins would be 56% for the OLG when Home Depot made a profit of 9%, Walmart 3% and McDonald's 20%.

2. Glenn McBeth:

- A traffic control study will need to be completed.
- Callander traffic is quite a bit higher than it was when the road was Highway 11.
- The Gas Station/Tim Horton's development is quite hazardous – transports pull out in front of oncoming traffic and block the roadway.

3. Ronald Purdy:

- Opposed to the rezoning.
- Callander should be getting part of the revenue as Callander will have to deal with the social costs as well as North Bay.

4. Per Furst:

- Objects to having a casino.
- Has lived in North Bay for 30 years.
- North Bay has a great quality of life.
- High social costs associated with a casino.

5. Kay Heuer:

- Opposed to the rezoning.
- Has the City done a Business Plan?
- It is a good and right way for Provincial and Municipal Governments to take money out of the pockets of individuals.
- Build a health City – there is still time to say no to a casino.

6. Matthew Whitehead:

- Opposed to the rezoning.
- Moved to the City for the standard of living.
- Very concerned about having a casino in the City.
- It is his understanding that there are a limited number of slots.
- North Bay has a declining population.
- Best location for a casino in North Bay is not in North Bay.
- In Thunder Bay 75% of the business owners lost money.

- There is no derived benefit from having a casino in North Bay.
- Let another municipality deal with the social issues and costs.
- City should have a referendum at the 2018 Municipal Election regarding casino.

7. Elizabeth Benn-Hardy:

- Opposed to a casino in the City.
- Her family has lived here since 1986.
- If a casino comes to North Bay the children will lose the opportunity to play sport, go to dance as their parents will be using the money to gamble.

8. Benito Zimbalatti:

- Council has heard all the presentations.
- Council needs to listen to the public – they do not want a casino.

Direction: Committee Report be brought forward to Council on February 13, 2018.

**General Government Committee:**

GG-2017-04 Report from Shannon Saucier dated August 1, 2017 re 2018 Budget Timelines.

Direction: Committee Report be brought forward to Council on January 30, 2018.

GG-2017-12 Report from Karen McIsaac dated January 12, 2018 re: Bill 68 – Implementation of Pregnancy/Parental Leave Policy for Members of Council.

Direction: Committee Report be brought forward to Council on January 30, 2018.

**Engineering and Works Committee:**

No Items Dealt With.

Committee Meeting of Council adjourned at 8:26 p.m.

---

Mayor Allan McDonald

---

City Clerk Karen McIsaac