



City of North Bay Report to Council

Report No: CSBU 2021-08

Date: February 9, 2021

Originator: Beverley Hillier, Manager, Planning & Building Services and Adam Lacombe, Senior Capital Program Engineer

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Laurentian Heights Plan of Subdivision, Final Approval Kenreta Drive - Phase 2 South (File No. 48T-93101)

Closed Session: yes ☐ no ☒

Recommendation

1. That Council grant final approval to Phase II South Plan of Subdivision by Laurentian Heights Limited for the Laurentian Heights Subdivision (Kenreta Drive – 6 Lots) – City File No. 48T-93101; and
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with Laurentian Heights Limited for Kenreta Drive Phase 2 South in order to permit the next phase of the Laurentian Heights Subdivision consisting of six (6) lots on the south side of Kenreta Drive, upon receipt of all Subdivision Agreement requirements.

Background

Miller and Urso Surveying Inc. on behalf of Laurentian Heights Limited is seeking Final Approval of the Kenreta Drive (Phase 2 South) Plan of Subdivision in order to create six (6) single detached dwelling lots on the south side of Kenreta Drive in the City of North Bay.

The final approval being requested is within the boundary of the lands that have been given Draft Approval. The Laurentian Heights Plan of Subdivision was given Draft Approval by Council on October 20th, 1997.

All municipal services have been installed to the satisfaction of the City Engineer in 2014/2015. Security for the finalization of remaining works is adequately secured in the Phase 2 subdivision approval given by Council in February 2016.

Financial/Legal Implications

There are no financial or legal implications to the City.

Corporate Strategic Plan

- | | |
|--|---|
| <input type="checkbox"/> Natural North and Near | <input type="checkbox"/> Economic Prosperity |
| <input checked="" type="checkbox"/> Affordable Balanced Growth | <input checked="" type="checkbox"/> Spirited Safe Community |
| <input type="checkbox"/> Responsible and Responsive Government | |

Specific Objectives

- Facilitate the development of housing options to service the entire community, with consideration to socio-economic characteristics of the community
 - Facilitate the development of housing options to service the needs of the community
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Options Analysis

Prior to Staff recommending to City Council that the City give Final Approval to the Plan of Subdivision and that the City enter into a Subdivision Agreement with the Property Owner, Staff required the developer to satisfy the conditions of Draft Approval. The developer has satisfied the Conditions of Draft Approval for the requested Plan of Subdivision as follows:

- 1) The Subdivision Agreement has been prepared and is recommended for approval by the City Engineer, Infrastructure & Operations;
- 2) The Final Plan (Registered 36M Plan) has been prepared for registration upon Council approval. It has been reviewed and found to conform with the original Draft Approval; and
- 3) The conditions imposed when Draft Approval was given have been satisfied.

Option 1:

Deny the request to enter into the Subdivision Agreement and grant Final Approval.

Option 2:

Approve the request to enter into the Subdivision Agreement and grant Final Approval.

Recommended Option

Option 2 is the recommended option

Respectfully submitted,

Name: Beverley Hillier, MCIP, RPP

Title: Manager, Planning & Building Services

We concur with this report and recommendation.

Name: Adam Lacombe, P. Eng
Title: Senior Capital Program Engineer

Name: Ian Kilgour, MCIP RPP
Title: Director of Community Development and Growth

Name: John Severino, P.Eng, MBA
Title: City Engineer – Infrastructure and Operations

Name: David Euler, P.Eng
Title: Chief Administrative Officer

Personnel designated for continuance:

Name: Peter Carello

Title: Senior Planner – Current Operations

RTC CSBU 2021-08 /Laurentian Heights Ltd. – Kenreta Drive - Phase 2 South Final Approval –48T-93101

Schedule A

