



City of North Bay Report to Council

Report No: CSBU 2021-18

Date: March 23, 2021

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

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Final Approval - Sherwood Forest Subdivision (File 48T-15102)

Closed Session: yes no

Recommendations

1. That Council grant final approval to Phase 3, Sherwood Forest Subdivision, (Pearce Street and Sugarbush Street –12 Lots) – City File No. 48T-15102; and
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with 1804016 Ontario Inc. for Sherwood Forest Phase 3 in order to permit the next phase of the Sherwood Forest Subdivision consisting of 12 lots on Pearce Street and Sugarbush Street, upon receipt of all Subdivision Agreement requirements.

Background

Miller and Urso Surveying Inc. on behalf of 1804016 Ontario Inc. is seeking Final Approval of Phase 3 of the Sherwood Forest Plan of Subdivision in order to create 12 single detached dwelling lots on Pearce Street and Sugarbush Street 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 Sherwood Forest Plan of Subdivision was given Draft Approval by Council on February 8, 2016. Council approved a redline amendment to the

subdivision on February 11, 2020 through council resolution 2020-49.

Council authorized a pre-servicing agreement with the owner by way of council resolution 2020-125 passed on April 21, 2020. The Owner entered into a Pre-Servicing Agreement with the City of North Bay and installed services in 2020. Adequate security for the finalization of remaining works is secured through this Subdivision Agreement.

Financial/Legal Implications

The City required the sanitary sewer on Pearce Street to be oversized to provide capacity for future upstream development. The City will contribute the incremental upsizing costs in accordance with the terms of the Subdivision Agreement using funds from the City's capital project 6555SS - City Share of Development Costs 2021 On-going.

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

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 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:

1. That Council grant final approval to Phase 3, Sherwood Forest Subdivision, (Pearce Street and Sugarbush Street – 12 Lots) – City File No. 48T-15102; and

2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with 1804016 Ontario Inc. for Sherwood Forest Phase 3 in order to permit the next phase of the Sherwood Forest Subdivision consisting of 12 lots on Pearce Street and Sugarbush Street, upon receipt of all Subdivision Agreement requirements.

Recommended Option

Option 2 is the recommended option.

1. That Council grant final approval to Phase 3, Sherwood Forest Subdivision, (Pearce Street and Sugarbush Street – 12 Lots) – City File No. 48T-15102; and
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with 1804016 Ontario Inc. for Sherwood Forest Phase 3 in order to permit the next phase of the Sherwood Forest Subdivision consisting of 12 lots on Pearce Street and Sugarbush Street, upon receipt of all Subdivision Agreement requirements.

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

Schedule A

