



City of North Bay Report to Council

Report No: CSBU 2021-07

Date: March 23, 2021

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

Business Unit:

Community Services

Department:

Planning & Building Department

Subject: Pre-Servicing Agreement – 2688642 Ontario Inc. (File 48T- 19101) – Industrial Plan of Subdivision

Closed Session: yes ☐ no ☒

Recommendation

That the City enters into a Pre-Servicing Agreement with 2688642 Ontario Inc. in a form satisfactory to the City Solicitor and City Engineer for the installation of services for Phase 1 of the Legault Street industrial subdivision (City file 48T-19101).

Background

The subject property is located at 189 Legault Street. The Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision were approved by City Council on February 11, 2020 to permit the creation of an industrial plan of subdivision consisting of 12 lots and 4 blocks.

The applicant is now proposing to initiate the installation of services for Phase 1 (2 lots and 2 blocks) through this pre-servicing agreement.

Financial/Legal Implications

The developer will be required to pay the Engineering Review, Administration and Preparation and Registration fee of \$5,250 and provide all required security and insurance.

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

- Promote and support public and private sector investment.

Options Analysis

Engineering Services, Planning Services, and Corporate Services have reviewed the plans and Pre-Servicing Agreement and have found that all conditions which would allow the Pre-Servicing Agreement to proceed have been met. It is recommended that City Council enter into a Pre-Servicing Agreement in a form satisfactory to the City Solicitor and the City Engineer for the installation of underground services for Phase 1 of the Legault Street Subdivision.

Option 1:

Deny the request to enter into the Pre-Servicing Agreement for the installation of services.

Option 2:

That the City enters into a Pre-Servicing Agreement with 2688642 Ontario Inc. in a form satisfactory to the City Solicitor and City Engineer for the installation of services for Phase 1 of the Legault Street industrial subdivision (City file 48T-19101).

Recommended Option

Option 2 is the recommended option.

Respectfully submitted,

Name: Beverley Hillier, MCIP, RPP
Title: Manager, Planning & Building Services

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

We concur with this report and recommendation.

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

Name: John Severino, P.Eng, MBA
Title: City Engineer

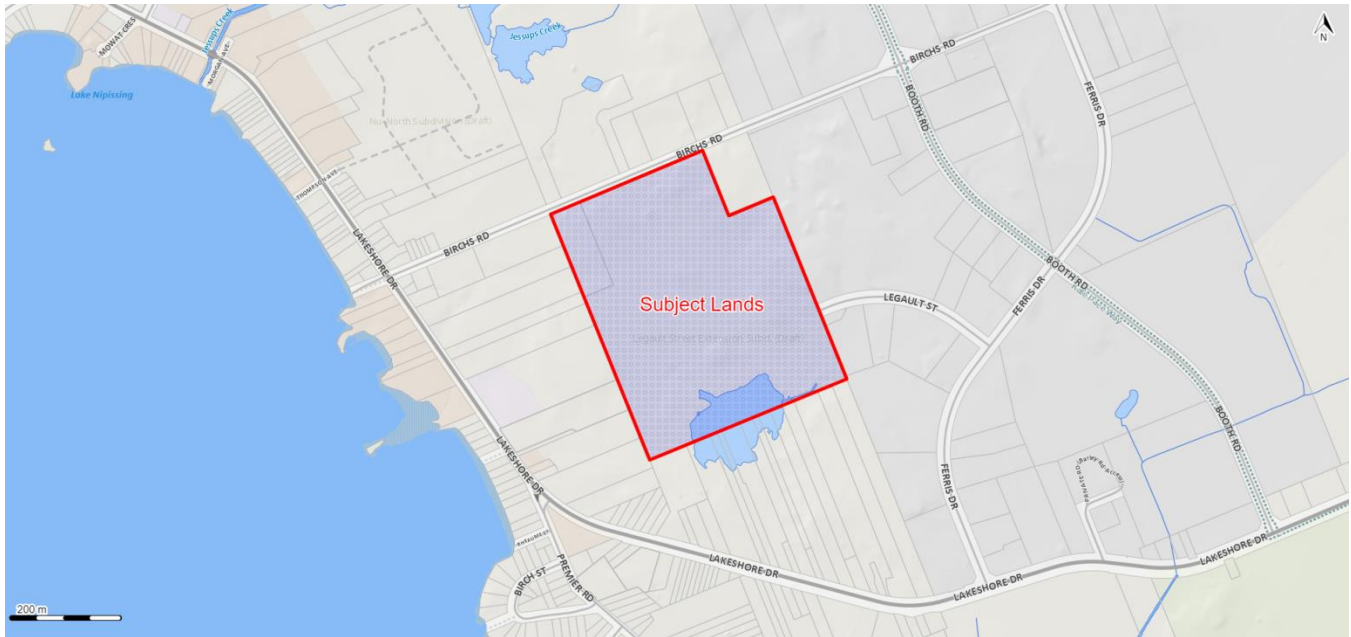
Name: David Euler, P.Eng
Title: Chief Administrative Officer

Personnel designated for continuance:

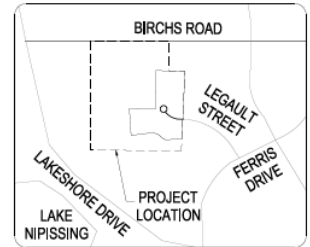
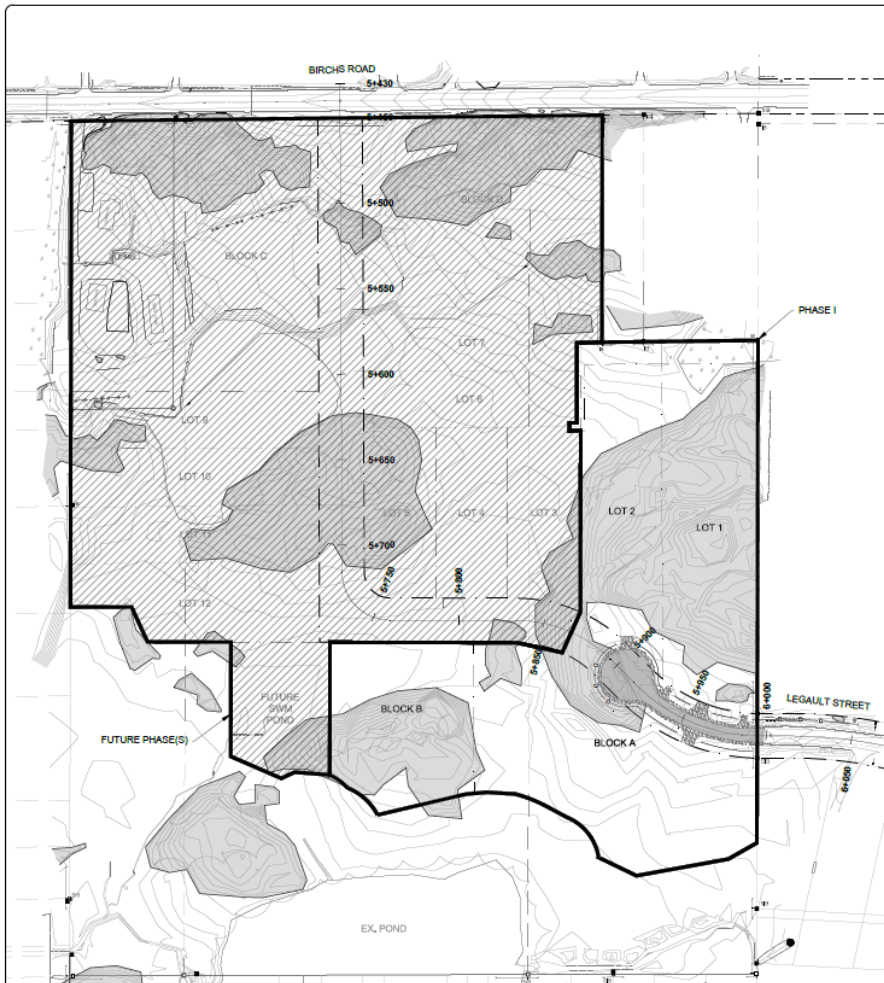
Name: Peter Carello, MCIP RPP
Title: Senior Planner – Current Operations

RTC CSBU #2021-07 – Pre-Servicing Subdivision File No. 48T-19101 – Legault Street Industrial Subdivision

Schedule A



Schedule B



DWG #	DESCRIPTION
COVER SHEETS	
COVER	
1	INDEX & GENERAL PLAN
2	CONSTRUCTION NOTES
CIVIL DRAWINGS	
C201	STATION 5+670 TO 6+050 NEW CONSTRUCTION
C202	LOT 1 & LOT 2 EXISTING DRAINAGE CONDITIONS
C203	BLOCK 6 & BLOCK 8 EXISTING DRAINAGE CONDITIONS
C204	SECTIONS & DETAILS