



City of North Bay Report to Council

Report No: CSBU 2021-24 **Date:** April 20, 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 – Highland Woods Developments Inc. and Jogra Investments Ltd., – 771 Golf Club Road (File 48T- 20104)

Closed Session: yes ☐ no ☒

Recommendation

That the City enters into a Pre-Servicing Agreement with Highland Woods Developments Inc. and Jogra Investments Ltd., in a form satisfactory to the City Solicitor and City Engineer for the installation of services for Highland Woods Subdivision – Bain Drive (City file 48T-20104).

Background

The subject property is located at 771 Golf Club Road and includes only the portion of land that will form the extension of Bain Drive. The Draft Plan of Subdivision was approved by City Council on April 6, 2021.

The applicant is now proposing to initiate the installation of services 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 services for the Highland Woods Subdivision – Bain Drive Extension.

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 Highland Woods Developments Inc. and Jograh Investments Ltd., in a form satisfactory to the City Solicitor and City Engineer for the installation of services for Highland Woods Subdivision – Bain Drive (City file 48T-20104).

Recommended Option

Option 2 is the recommended option.

Respectfully submitted,

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

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

We concur with this report and recommendation.

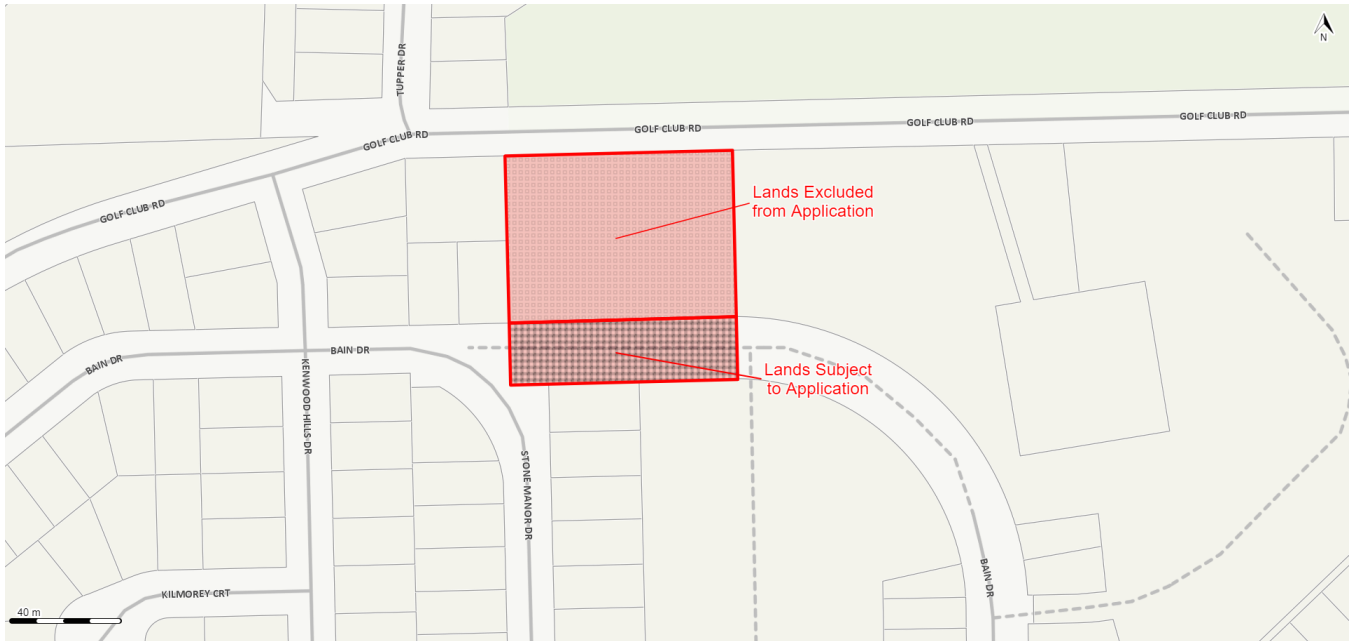
Name: John Severino, P.Eng, MBA
Title: City Engineer
Personnel designated for continuance:

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

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

RTC CSBU #2021-24 – Pre-Servicing Subdivision File No. 48T-20104 – Highland Woods Subdivision – Bain Dr Extension

Schedule A



Schedule B

[illegible]