



City of North Bay Report to Council

Report No: CSBU 2021-23

Date: April 14, 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 – Trillium Woods Subdivision (File 48T-20101)

Closed Session: yes ☐ no ☒

Recommendation

1. That Council grant final approval to Phase 3, Trillium Woods Subdivision (Trillium Drive – 30 Lots) – City File No. 48T-20101; and
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with 873342 Ontario Inc. for the Trillium Woods Subdivision consisting of 30 lots on Trillium Drive, upon receipt of all Subdivision Agreement requirements.

Background

Miller and Urso Surveying Inc. on behalf of 873342 Ontario Inc. is seeking Final Approval of Trillium Woods Plan of Subdivision in order to create 30 single detached dwelling lots on Trillium 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 Trillium Woods Plan of Subdivision was given Draft Approval by Council on May 19, 2020 by way of Resolution Number 2020-141.

The Owner entered into a Pre-Servicing Agreement with the City of North Bay through the previous phase of subdivision development. Adequate security for the finalization of remaining works is secured through this Subdivision Agreement.

Financial/Legal Implications

There are no legal implications and there is no cost sharing component to this plan of subdivision and therefore no financial 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 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 2021-23 – Final Approval, Trillium Woods

Schedule A

