



City of North Bay Report to Council

Report No: CSBU 2021-31

Date: June 2, 2021

Originator: Peter Carello, Senior Planner – Current Operations

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Proposed Laneway Closure by Miller & Urso Surveying Inc. on behalf of
2808138 Ontario Inc. – 327 Dudley Avenue

Closed Session: yes ☐ no ☒

Recommendations

1. That the application by Miller & Urso Surveying Inc. on behalf of 2808138 Ontario Inc. to close the laneway, as shown on Schedule “A” attached to Report to Council CSBU 2021-31, be approved;
2. That the closure of the laneway be subject to the granting of any required easements; and
3. That the Chief Administrative Officer be authorized by Council to initiate normal closure procedures for the subject laneway.

Background

Site Information

Section 34(1) of the Municipal Act 2001 (S.O. 2001, c.25) permits municipalities to pass By-laws for "stopping up any highway or part of a highway".

The City of North Bay received an application to close an existing laneway on the block bounded by Dudley Avenue, O'Brien Street McLeod Street and Hutcheson Avenue.

Notice of this proposed closure was circulated to all parties that may have an interest in this matter with the following comments received:

- 1) City Solicitor – No concerns expressed
- 2) Engineering Department – *“No objections to the proposed lane closure application. We have no services in that laneway.”*
- 3) Director, Public Works and Parks – No concerns expressed.
- 4) Building Services – *“The Building Services department has no concerns with this proposal to close this laneway”*
- 5) North Bay-Mattawa Conservation Authority – *“No concerns”*
- 6) Bell Canada – No concerns expressed
- 7) Ministry of Transportation – *“The Ministry of Transportation has no objections”*
- 8) Enbridge Gas – *“Enbridge Gas Inc. has reviewed the laneway, and have no interest in the subject lands.”*
- 9) CN Rail – *“CN Rail does not have any comments with regards to this application”*
- 10) North Bay Hydro – No concerns expressed
- 11) Hydro One – *“We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time.”*

The subject laneway is located between properties that have frontage on Dudley Avenue and Hutcheson Avenue. It is near the highway 11/17 and O'Brien Street intersection. The applicant has purchased the building that was previously used as “Les Compagnons”, a francophone cultural/community centre. The applicants' building encroaches onto the laneway. The proposed closure would address this encroachment. Other residents do not appear to make use of the laneway. Planning Services has no objections to the proposed laneway closure.

No further correspondence was received from any circulated internal department or external agency regarding this matter.

There were no comments received from any member of the public.

Financial/Legal Implications

There are no financial implications to the City of North Bay. The legal implications to the City would be the transfer of a parcel of laneway into private ownership.

Corporate Strategic Plan

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

Specific Objectives

- Promote and support public and private sector investment
-

Options Analysis

Option 1:

Do not close the laneway. This option is not recommended because there is no municipal requirement for the subject laneway.

Option 2:

Close and transfer the laneway as set out on Schedule A attached to Report to Council CSBU 2021-31.

Recommended Option

Option 2 is the recommended option.

- 1) That the application by Miller & Urso Surveying Inc. on behalf of 2808138 Ontario Inc. to close the laneway, as shown on Schedule "A" attached to Report to Council CSBU 2021-31, be approved;
 - 2) That the closure of the laneway be subject to the granting of any required easements; and
 - 3) That the Chief Administrative Officer be authorized by Council to initiate normal closure procedures for the subject laneway.
-

Respectfully submitted,

Name: Peter Carello, MCIP RPP

Title: Senior Planner – Current Operations

I concur with this report and recommendation.

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

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

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

Personnel designated for continuance:

Name: Peter Carello

Title: Senior Planner – Current Operations

W:\PLAN\Planning\Reports to Committees & Council (C11)\Report Number Listing\2021\ CSBU 2021-31 – Proposed Laneway Closure – 327 Dudley Avenue

Schedule A

