



# City of North Bay

## Report to Council

Report No: CSBU 2021-35

Date: June 11, 2021

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

Business Unit:

Community Services

Department:

Planning & Building Department

Subject: Final Approval – Legault Street Industrial Subdivision (File 48T-19101)

Closed Session: yes ☐ no ☒

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### Recommendations

1. That Council grant final approval to Phase I of the Draft Approved Plan of Subdivision along Legault Street by 2688642 Ontario Inc. – City File No. 48T-19101; and
2. That the Mayor and City Clerk be authorized to sign a Subdivision Agreement with 2688642 Ontario Inc. for a property located along Legault Street, consisting of two (2) lots and three (3) blocks, upon receipt of all security, easements and all other Subdivision Agreement requirements.

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### Background

The subject property is located along Legault Street and Birchs Road, as shown on Schedule “A” attached hereto.

2688642 Ontario Inc. is seeking Final Approval of Phase 1 of the Legault Street industrial Plan of Subdivision in order to create two (2) lots and one (1) block for industrial development and two (2) blocks for environmental protection, as shown on Schedule B attached hereto.

The final approval being requested is within the boundary of the lands that have been given Draft Approval. The Legault Street Plan of Subdivision was given Draft Approval by Council on February 11, 2020 by way of Resolution Number 2020-43.

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## **Financial/Legal Implications**

This would result in the City of North Bay entering into a subdivision agreement with the property owner.

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## **Corporate Strategic Plan**

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|---|---|
| <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 checked="" type="checkbox"/> Responsible and Responsive Government |   |

## **Specific Objectives**

- Promote and support public and private sector investment
- Cultivate the growth and expansion of existing businesses in North Bay and in surrounding communities
- Diversify the property tax base

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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:

Approve the request to enter into the Subdivision Agreement and grant Final Approval.

### Option 2:

Deny the request to enter into the Subdivision Agreement and grant Final Approval.

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## **Recommended Option**

Option 1 is the recommended option.

1. That Council grant final approval to Phase I of the Draft Approved Plan of Subdivision along Legault Street by 2688642 Ontario Inc. – City File No. 48T-19101; and
2. That the Mayor and City Clerk be authorized to sign a Subdivision Agreement with 2688642 Ontario Inc. for a property located along Legault Street, consisting of two (2) lots and three (3) blocks, upon receipt of all security, easements and all other Subdivision Agreement requirements.

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Respectfully submitted,

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

**We concur with this report and recommendations.**

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

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Name: John Severino, P.Eng, MBA  
Title: City Engineer – Infrastructure and Operations

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

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

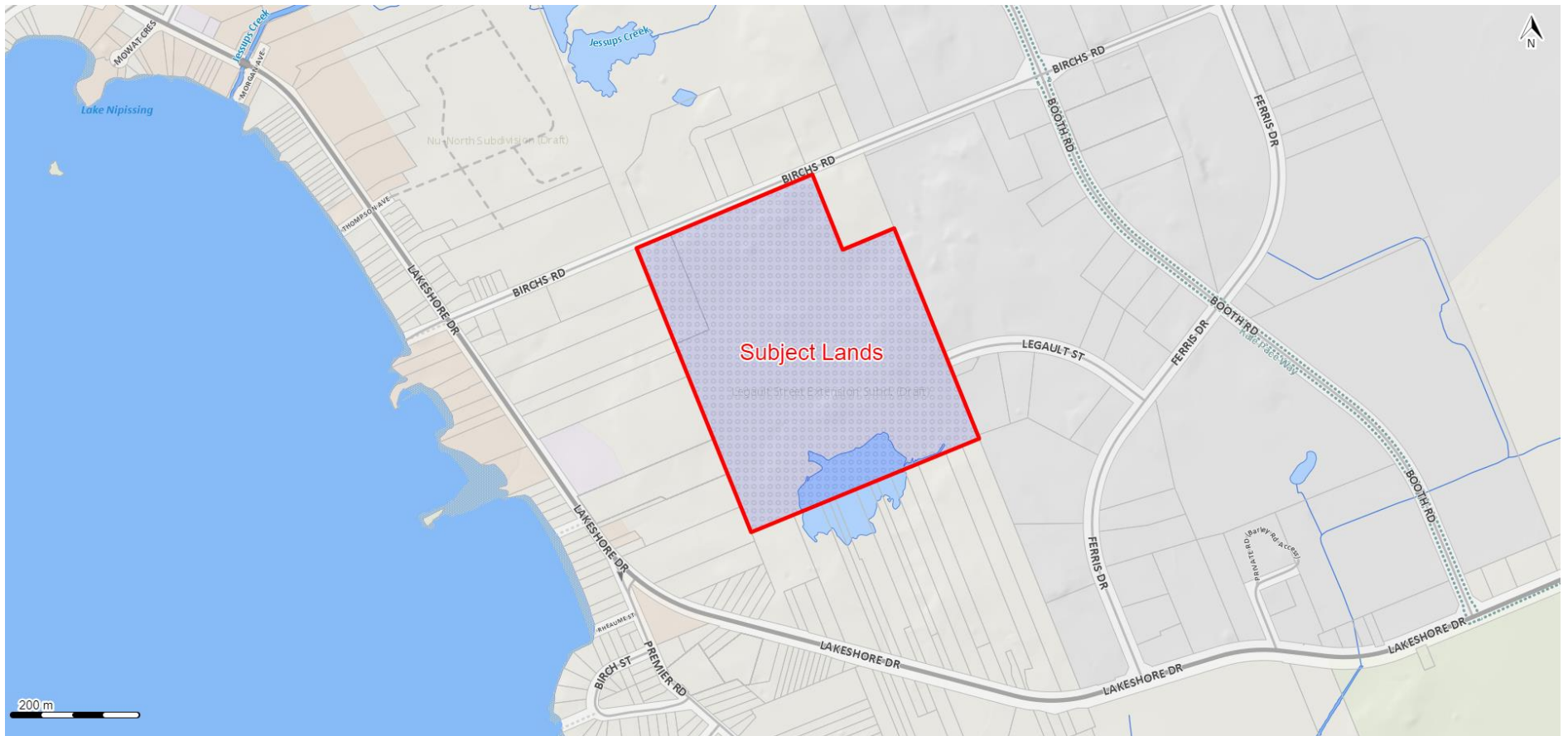
Personnel designated for continuance:

Name: Peter Carello

Title: Senior Planner – Current Operations

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## Schedule A



## Schedule B

