



City of North Bay Report to Council

Report No: CSBU-2021-046

Date: July 28, 2021

Originator: Beverley Hillier and Adam Lacombe

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Final Approval – Mantha Subdivision – 670 Larocque Road (City File 48T-98102)

Closed Session: yes ☐ no ☐

Recommendation

1. That Council grant final approval to Mantha Subdivision (670 Larocque Road – 8 Lots, 2 Blocks) – City File No. 48T-98102; and
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with Jacques Mantha for the Mantha Subdivision consisting of 8 lots and 2 blocks on Larocque Road, upon receipt of all Subdivision Agreement requirements.

Background

Miller and Urso Surveying Inc. on behalf of Jacques Mantha is seeking Final Approval of Mantha Plan of Subdivision in order to create 8 single detached dwelling lots on Larocque Road 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 Mantha Plan of Subdivision was given Draft Approval by Council on April 19, 1999.

Financial/Legal Implications

The Subdivision Agreement contains provisions for 50/50 cost share with the City of North Bay for ditching along Lacroque Road. This includes a maximum contribution of \$7,500 by Jacques Mantha. The City will contribute the balance of ditching costs through the City's ditching program and in accordance with the terms of the Subdivision Agreement.

Corporate Strategic Plan

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

Specific Objectives

- Facilitate the development of housing options to service the needs of the community

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) Condition #13 required that on-site water supplies for firefighting be provided at the Applicant's expense to the satisfaction of the Chief Fire Prevention Officer. This condition has been reviewed with the Fire Chief and Deputy Fire Chief. They have agreed that with the extension of municipal water services along Larocque Road that this is not required. The applicant has confirmed that the last hydrant has been installed to the City's satisfaction and the Fire Department is satisfied that this hydrant can be used as a filling station for rural firefighting purposes.
- 4) 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

1. That Council grant final approval to Mantha Subdivision (670 Larocque Road – 8 Lots, 2 Blocks) – City File No. 48T-98102; and
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with Jacques Mantha for the Mantha Subdivision consisting of 8 lots and 2 blocks on Larocque Road, upon receipt of all Subdivision Agreement requirements.

Respectfully submitted,

Name: Beverley Hillier, MCIP, RPP

Title: Manager, Planning & Building Services

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

I concur with this report and recommendation.

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

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

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

Personnel designated for continuance:

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

Schedule A

