



City of North Bay Report to Council

Report No: CSBU-2021-053

Date: October 5, 2021

Originator: Beverley Hillier, Manager, Planning & Building Services

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Request for Extension to Draft Plan of Subdivision - William John (Jack) Norman and Helen Norman – 1000 Four Mile Lake Road – Mapleshore Estates (City File 48T-10105)

Closed Session: yes ☐ no ☒

Recommendation

That City Council supports the request from William John (Jack) Norman and Helen Norman to the Ontario Land Tribunal for an extension to Draft Approval for the Mapleshore Estates Subdivision (48T-10105) from December 24, 2024 to December 24, 2028.

Background

In April 2010, the City of North Bay received an application from Jack and Helen Norman (the “Applicants”) for an Official Plan Amendment, Zoning By-law Amendment and a 23 lot Plan of Subdivision. City Council denied the applications and the Applicants subsequently appealed the decision to the Ontario Municipal Board (OMB). In its decision on February 15, 2013, the Ontario Municipal Board approved the development in part, subject to the negotiation of a number of matters, and development of conditions of Draft Approval.

On December 24, 2015 the Ontario Municipal Board gave Draft Approval to the Mapleshore Estate Rural Estate Subdivision. The Subdivision consists of a total of nine (9) Lots, six (6) of which are non-impact lots and three (3) of which are minimal impact lots. The current approval would lapse eight (8) years from the date of approval of the Ontario Municipal Board, being December 24, 2024.

Through Report to Council CSBU 2017-27 and CSBU 2020-28 the Owners received final approval for the first phase of development which resulted in the creation of all six (6) non-impact lots.

The Owners are requesting an extension to draft approval to December 24, 2028, being an additional four (4) years.

The approval of the Ontario Municipal Board and the associated conditions of draft approval are very specific as to the timing and phasing of development. Monitoring and reporting on a minimum of four (4) lots (retained and newly created) is required before the Owners are permitted to move forward with the final phase of development, being the creation of three (3) minimal impact lots. Given the timing of final approval of the previous phases and monitoring requirements the Owners are not going to achieve the required monitoring and reporting prior to the draft plan of subdivision expiring.

Given that this subdivision was ultimately approved by the Ontario Municipal Board (now the Ontario Land Tribunal) the Owners will be required to request a change in conditions with the Ontario Land Tribunal.

Financial/Legal Implications

City Planning and/or Legal staff may be required to speak to the Ontario Land Tribunal and relay Councils decision regarding the request for extension to draft approval.

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 entire community, with consideration to socio-economic characteristics of the community

Options Analysis

Option 1:

That City Council supports the request from William John (Jack) Norman and Helen Norman to the Ontario Land Tribunal for an extension to Draft Approval for the Mapleshore Estates Subdivision (48T-10105) from December 24, 2024 to December 24, 2028.

Option 2:

That City Council not support the request for the extension of draft approval from William John (Jack) Norman and Helen Norman to the Ontario Land Tribunal.

Recommended Option

Option 1 is the recommended option.

That City Council supports the request from William John (Jack) Norman and Helen Norman to the Ontario Land Tribunal for an extension to Draft Approval for the Mapleshore Estates Subdivision (48T-10105) from December 24, 2024 to December 24, 2028.

Respectfully submitted,

Name: Beverley Hillier, MCIP, RPP

Title: Manager, Planning & Building Services

I concur with this report and recommendation

Name Ian Kilgour, MCIP, RPP

Title: Director, Community Development and Growth

Name Peter E.G. Leckie, B.A. (Hons.), LL.B.

Title: City Solicitor

Name David Euler, P.Eng., PMP

Title: Chief Administrative Officer

Personnel designated for continuance:

Beverley Hillier, MCIP, RPP

Manager, Planning & Building Services

Peter E.G. Leckie, B.A. (Hons.), LL.B.

City Solicitor