



City of North Bay Report to Council

Report No: CSBU-2021-058

Date: October 28, 2021

Originator: Beverley Hillier and Adam Lacombe

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Pre-Servicing Agreement – 2029562 Ontario Limited (Carmichael Drive) –
Ashgrove Subdivision – Phase 3

Closed Session: yes ☐ no ☒

Recommendation

That the City enter into a Pre-Servicing Agreement with 2029562 Ontario Limited in a form satisfactory to the City Solicitor and City Engineer for the installation of services for Ashgrove Subdivision – Phase 3 (City file 48T-03101).

Background

The subject property was given Draft Approval by City Council on July 14, 2003. Since this original Draft Approval, Phase I of the Ashgrove Subdivision has been given Final Approval by way of Council Resolution No. 2005-605 on August 22, 2005. Phase 2 was given Final Approval October 18, 2010.

The subject property is located off of Carmichael Drive and includes servicing for a total of 17 lots and the construction of two new streets. The applicant is now proposing to initiate the installation of services through this pre-servicing agreement.

Financial/Legal Implications

The developer will be required to pay the Engineering Review, Administration and Preparation and Registration fee of \$5,250 and provide all required security and insurance.

Corporate Strategic Plan

☐ Natural North and Near

☐ Economic Prosperity

☒ Affordable Balanced Growth

☐ Spirited Safe Community

☐ Responsible and Responsive Government

Specific Objectives

- Promote and support public and private sector investment.

Options Analysis

Engineering Services, Planning Services, and Corporate Services have reviewed the plans and Pre-Servicing Agreement and have found that all conditions which would allow the Pre-Servicing Agreement to proceed have been met. It is recommended that City Council enter into a Pre-Servicing Agreement in a form satisfactory to the City Solicitor and the City Engineer for the installation of services for the Ashgrove Subdivision – Phase 3 (17 Lots).

Option 1:

Deny the request to enter into the Pre-Servicing Agreement for the installation of services.

Option 2:

That the City enter into a Pre-Servicing Agreement with 2029562 Ontario Limited in a form satisfactory to the City Solicitor and City Engineer for the installation of services for Ashgrove Subdivision – Phase 23 (City file 48T-03101).

Recommended Option

Option 2 is the recommended option.

That the City enter into a Pre-Servicing Agreement with 2029562 Ontario Limited in a form satisfactory to the City Solicitor and City Engineer for the installation of services for Ashgrove Subdivision – Phase 3 (City file 48T-03101).

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

Title: Senior Capital Program Engineer

The site plan illustrates a development along Airport Road. Phase 1 & 2, outlined in blue, includes lots 1 through 73. Phase 3, outlined in red, includes lots 74 through 100. The plan also shows the layout of Airport Road, Carriacou Road, and Shepherd Road. A title block in the upper right corner provides project information, including the project name 'SHELF', the location 'Rem. Pct. 5505 W.', and the plan number '36R-3177'.

Lot No.	Phase
1	Phase 1 & 2
2	Phase 1 & 2
3	Phase 1 & 2
4	Phase 1 & 2
5	Phase 1 & 2
6	Phase 1 & 2
7	Phase 1 & 2
8	Phase 1 & 2
9	Phase 1 & 2
10	Phase 1 & 2
11	Phase 1 & 2
12	Phase 1 & 2
13	Phase 1 & 2
14	Phase 1 & 2
15	Phase 1 & 2
16	Phase 1 & 2
17	Phase 1 & 2
18	Phase 1 & 2
19	Phase 1 & 2
20	Phase 1 & 2
21	Phase 1 & 2
22	Phase 1 & 2
23	Phase 1 & 2
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26	Phase 1 & 2
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78	Phase 3
79	Phase 3
80	Phase 3
81	Phase 3
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97	Phase 3
98	Phase 3
99	Phase 3
100	Phase 3

Schedule B

