

City of North Bay Report to Council

Report No: CSBU-2022-009

Date: February 9, 2022

Originator: Beverley Hillier and Adam Lacombe

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Final Approval – Laurentian Heights Limited – Kenreta Dr. (19 Lots and two blocks) (City file 48T-93101)

Closed Session: yes ☐ no ☐

Recommendation

1. That Council grant final approval to Phase 3 Plan of Subdivision by Laurentian Heights Limited for the Laurentian Heights Subdivision (Kenreta Drive – 19 Lots and two blocks) – City File No. 48T-93101; and
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with Laurentian Heights Limited for Kenreta Drive Phase 3 in order to permit the next phase of the Laurentian Heights Subdivision consisting of 19 lots and two blocks along Kenreta Drive, upon satisfactory receipt of all Subdivision Agreement requirements.

Background

Miller and Urso Surveying Inc. on behalf of Laurentian Heights Limited is seeking final approval of the Kenreta Drive Plan of Subdivision consisting of 19 lots and two blocks.

The final approval being requested is within the boundary of the lands that have been given Draft Approval. The Laurentian Heights Draft Plan of Subdivision was approved by City Council on October 20, 1997.

The municipal services for the subdivision are in the process of being installed under the Pre-Servicing Agreement approved by Council in August 2021. Security for the finalization of remaining works is adequately secured in the Subdivision Agreement.

Financial/Legal Implications

The developer is required to pay direct City charges and all required security and insurance amounts as described in 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 checked="" 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
- 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 original Draft Approval; and
3. 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:

1. That Council grant final approval to Phase 3 Plan of Subdivision by Laurentian Heights Limited for the Laurentian Heights Subdivision (Kenreta Drive – 19 Lots and two blocks) – City File No. 48T-93101; and
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with Laurentian Heights Limited for Kenreta Drive Phase 3 in order to permit the next phase of the Laurentian Heights Subdivision consisting of 19 lots and two blocks along Kenreta Drive, upon satisfactory receipt of all Subdivision Agreement requirements.

Recommended Option

Option 2 is the recommended option.

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

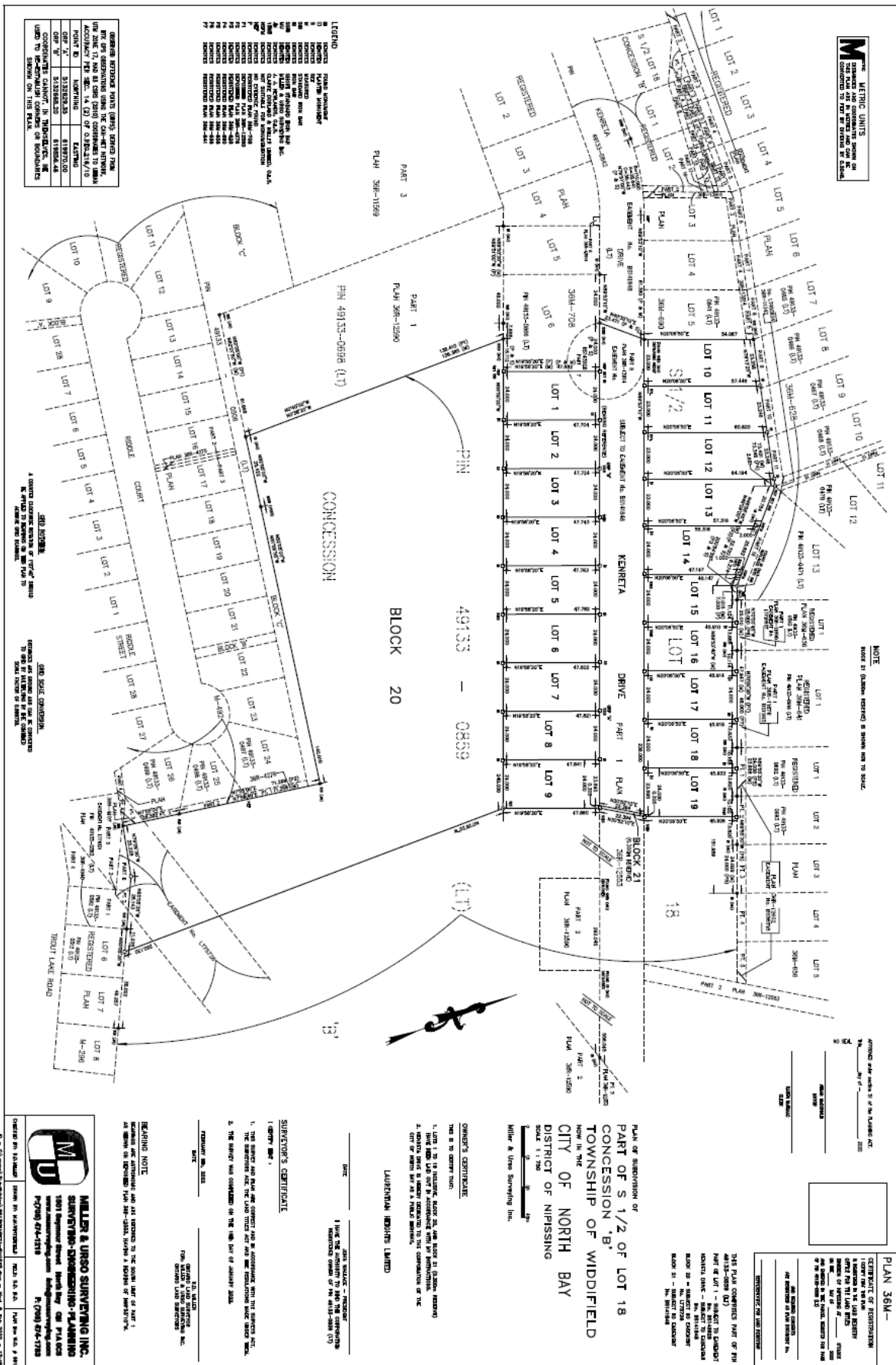
Name: John Severino, P.Eng, MBA:
Title: City Engineer – Infrastructure and Operations

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

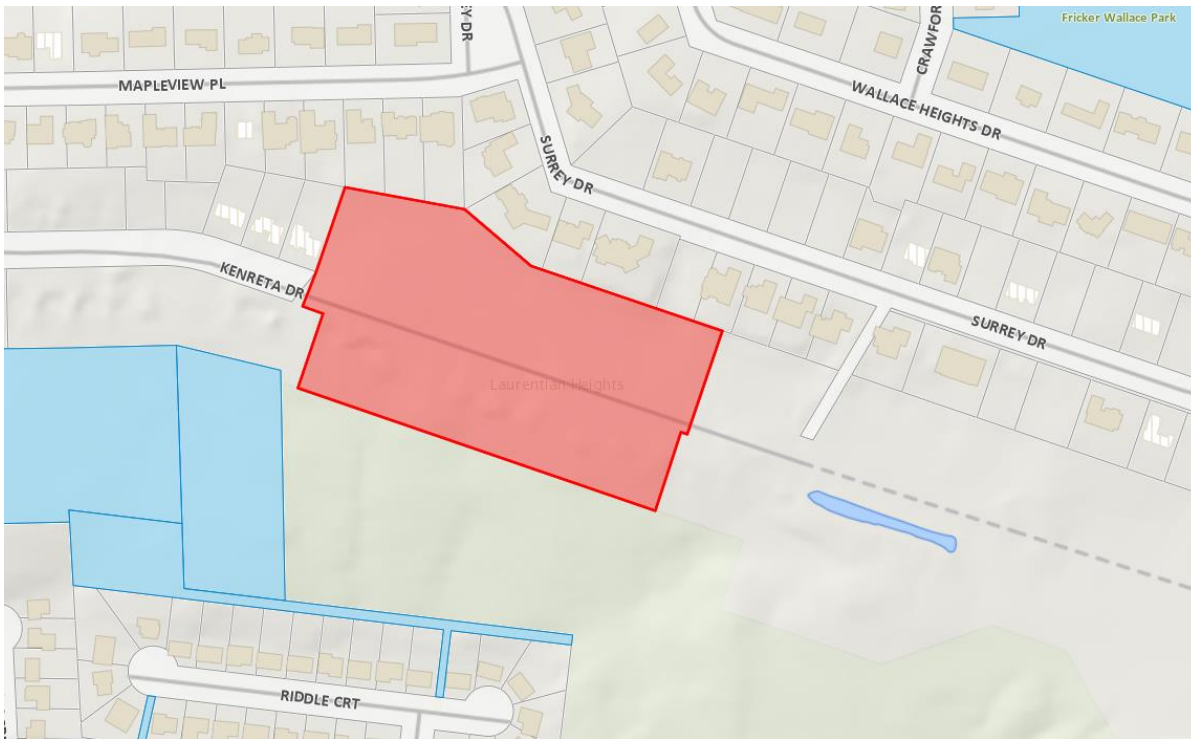
Personnel designated for continuance:

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

Schedule A



Schedule B



Approximate location of lands – 19 lots – Kenreta Drive Extension