

City of North Bay Report to Council

| Report No: CSBU-2022-009 | Date: February 9, 2022 |
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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 \square no \square

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 | |
|---|-------------------------|
| \square Natural North and Near | ☐ Economic Prosperity |
| ☑ Affordable Balanced Growth | Spirited Safe Community |
| \square Responsible and Responsive Government | t |

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;
- 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

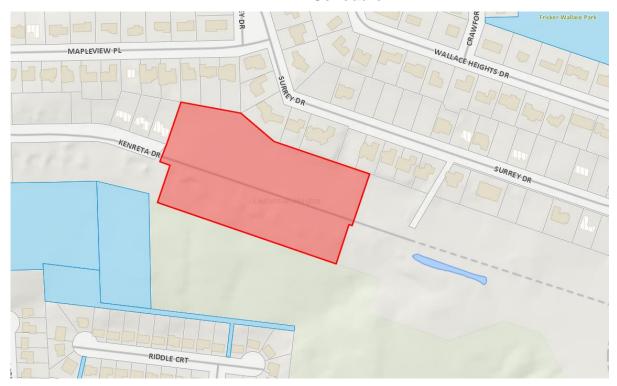
Personnel designated for continuance:

Name: Beverley Hillier

Title: Manager, Planning & Building Services

Schedule A 5g 12 0 Ą PART 36R-11569 5 P. XOO'R 101 9 PLAN 36R-12590 PIN 49153-0698 (LT) PART 101 y, xxx18 LOT 28 10 01 13 LOT 2 9 ÷. 12 107 11 LOT 3 COURT OT 12 CONCESSION 0 LOT 14 LOT 13 50 Z 0 101 49133 BLOCK LOT 6 LOT 16 SOUT STOLES OF CHARTAT NOTE PLAN SEE-11578 CARDARNT No. 851985 07 7 DRIVE 17 1 20 107 23 0859 8 9 ξ ξ PART 2 Ξò TROUT LAKE PREGISTERED PN 49/35 one (LT) 107 6 5 10 FLAN αĵ LOT 8 NO order sector 01 of the PLEASE ACT TO STAND NOTE THE STANDARD PLANTAGE AND ASSESSED TO THE SOURH USED OF WAIT 1 SECURIOR AND ASSESSED TO THE SOURH USED OF WAITSTANDARD AND ASSESSED TO THE SOURH WAITSTANDARD ASSESSED TO THE SOURH WAITSTANDARD ASSESSED TO THE SOURH WAITSTANDARD ASSESSED TO THE SOURK WAITSTANDARD ASSESSED TO THE SOURH WAITSTANDARD ASSESS SURVEYOR'S CERTIFICATE PART OF S 1/2 OF LOT 18 CONCESSION 'B' DISTRICT OF NIPISSING TOWNSHIP OF WIDDIFIELD Hiller & Urso Surveying Inc. CITY OF THE SURVEY WAS COMPLIED ON THE 18P DAY OF AMERICAN 2011. THE SUMMER AND FLAN ARE COMPETE AND BY ADDRESSANCE WITH THE SUMMERS ACT, THE SUMMERS ACT, THE LIAND TIMES ARE AND BILE PERSUATIONS MADE UNDER THE LOTE 1 TO 10 INCLUSIVE, BLOCK 20, AND BLO HAVE HERD LAD OUT IN ACCORDANCE WITH HIS MODIFIED TO THE COTT OF WORTH HAT AS A FABLE MONIAN, LAURENTIAN HEIGHTS LIMTED NOR I (L) 686-ETHP NA 49 ERMO CHILDRON IN MATERIAL SAME IN MATERIAL SAME IN SAME OF PAPE OF LOT 1 — SHADOF TO CARGINAT BA. SERVICES TO CARGINAT BA. SERVICES TO CARGINAT BA. SERVICES TO CARGINAT BA. OTHER SERVICES TO CARGINAT BA. OTHER SERVICES BE, MILER ORTANO LAND SURVEYOR ORTANO LAND SURVEYOR ORTANO LAND SURVEYORS THIS PLAN COMPRISES PART OF PIN PLAN 36M-AC INSTERS OF THE PROPERTY. ACCRETATE OF REAL ZALESCOPE

Schedule B



Approximate location of lands – 19 lots – Kenreta Drive Extension