City of North Bay
Report to Council

Report No: CSBU-2022-034 Date: May 30, 2022

Originator: Beverley Hillier and Adam Lacombe

Business Unit: Community Services

Department: Planning & Building Department

Subject: Pre-Servicing Agreement – New Era Homes Limited and Millford Development Limited – 719 Ski Club Rd.

Closed Session: yes ☐ no ☒

Recommendation

That the City enter into a Pre-Servicing Agreement with New Era Homes Limited and Millford Development Limited in a form satisfactory to the City Solicitor and City Engineer for the installation of services for Angela Court Subdivision (City file 48T-20101).

Background

The subject property was given Draft Approval by City Council on June 15, 2021. The subject properties are located off of Ski Club Road and include servicing for a total of 13 lots and the construction of one new street as shown on Schedule A. The applicant is now proposing to initiate the installation of services through this pre-servicing agreement. This servicing also includes the installation of services to the existing Angela Court subdivision consisting of 18 existing registered lots of record.

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 Angela Court Subdivision (13 lots) and the existing registered Plan of Subdivision (18 lots).

As noted throughout the public process related to the draft approval of this Plan of Subdivision there were a number of concerns related to Species at Risk and environmental impacts. The Owners have completed the Environmental Impact Study, their consultants have reviewed the Engineering drawings to ensure the proposed work aligns with their recommendations and they are engaged to monitor the construction when it occurs on site.

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 New Era Homes Limited and Millford Development Limited in a form satisfactory to the City Solicitor and City Engineer for the installation of services for Angela Court Subdivision (City file 48T-20101).

Recommended Option

Option 2 is the recommended option.

That the City enter into a Pre-Servicing Agreement with New Era Homes Limited and Millford Development Limited in a form satisfactory to the City Solicitor and City Engineer for the installation of services for Angela Court Subdivision (City file 48T-20101).

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.

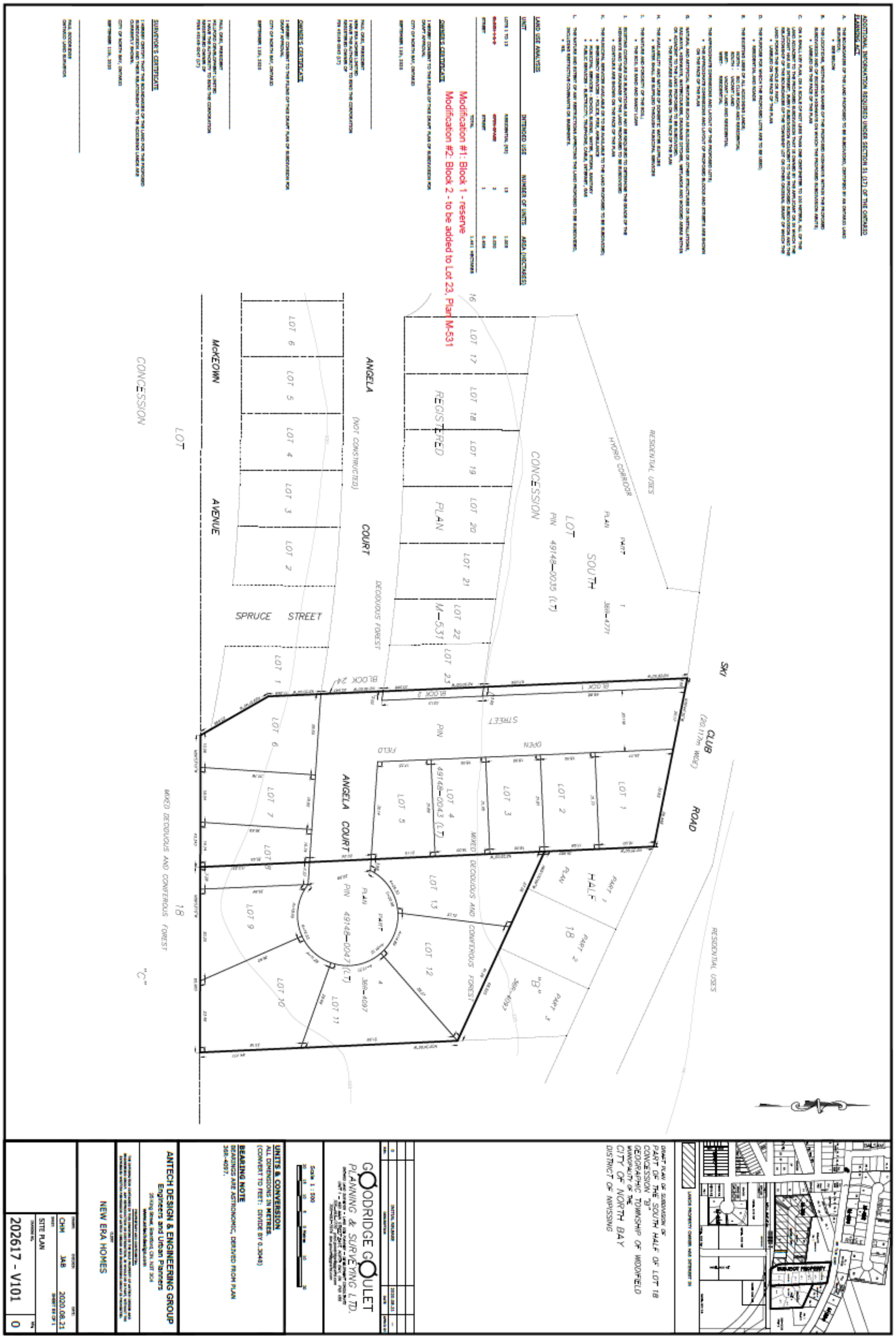
Name Ian Kilgour, MCIP. RPP:
Title: Director, Community Development and Growth

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

Schedule A


Modification #1: Block 1 - reserve
Modification #2: Block 2 - to be added to Lot 23, Plan M-531
SKI CLUB ROAD
ANGELA COURT
SPRUCE STREET
McKEOWN AVENUE
CONCESSION
RESIDENTIAL USES
HYDRO CORRIDOR
MIXED DECIDUOUS AND CONIFEROUS FOREST
DECIDUOUS FOREST
REGISTERED PLAN M-531
PIN 49148-0035 (LT)
PIN 49148-0043 (LT)
PIN 49148-0047 (LT)
GOODRIDGE GOULET PLANNING & SURVEYING LTD.
ANTECH DESIGN & ENGINEERING GROUP
Engineers and Urban Planners
NEW ERA HOMES
SITE PLAN
202617 - V101