

## **City of North Bay Report to Council**

Report No: CSBU-2022-044

Date: July 26, 2022

Originator: Beverley Hillier and Adam Lacombe

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Redline Amendment and Pre-Servicing Agreement - Intrigo Holdings Limited

Closed Session: yes ☐ no ☒

---

### **Recommendation**

That:

1. Council approve the request from Miller & Urso Surveying Inc. on behalf of Intrigo Holdings Limited to revise the Draft Plan of Subdivision (City File No. 48T-87107) as indicated in Report to Council CSBU 2022-44 as shown on the revised Draft Plan of Subdivision prepared by Rick Miller, OLS, dated January 7, 2022, attached here to as Schedule B;
2. the conditions of draft approval to the Draft Plan of Subdivision (City File 48T-87107) be updated as outlined in Report to Council CSBU 2022-44;
3. Council authorize the execution of a Pre-Servicing Agreement with Intrigo Holdings Limited in a form satisfactory to the City Solicitor and City Engineer for the installation of services for Meadow Woods Subdivision (Phase 1, 20 lots) (City File 48T-87107);
4. the execution of the Pre-Servicing Agreement be conditional upon the final review and approval of the required engineering designs; and
5. an execution by-law be brought forward to the August 9, 2022 meeting of Council for three (3) readings.

---

### **Background**

The subject property is located at the end of Bunting Drive. The property obtained Draft Approval from the City on September 19, 1988. In 2003, the property owner received approval for a redline amendment to the original plan of subdivision as shown on Schedule A.

Section 51(44) of the Planning Act gives the approval authority (Council) the

authority to change conditions of Draft Approval for a Plan of Subdivision prior to Final Approval.

---

### **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**

- |  |   |
|--|---|
| <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 needs of the community
- Promote and support public and private sector investment.

---

### **Options Analysis**

#### Redline Amendment

The subject property is located at the end of Bunting Drive. The property obtained Draft Approval from the City on September 19, 1988. In 2003, the property owner received approval for a redline amendment to the original plan of subdivision as shown on Schedule A.

Miller and Urso Surveying Inc. on behalf of Intrigo Holdings Limited has applied for a redline amendment to this 2003 approval. The proposed plan is attached as Schedule B. The changes being requested to the Draft Plan of Subdivision are within the boundaries of the lands that have been given Draft Approval.

The proposed changes to the Draft Plan of Subdivision are summarized as follows:

The reconfigured lots would increase the number of lots on the lands subject to this redline amendment from 135 lots to 136 lots. However, two of the initially approved lots have been transferred to the City. The combined effect of these changes would see the reduction in the total number of lots to be created by 1 (from 137 lots to 136 lots).

The lots and blocks have been renumbered to reflect the above noted changes and other minor modifications to the plan.

This revised plan was reviewed by internal and external agencies. The Ministry of Transportation and Hydro One each offered no objections to the proposed amendment.

The North Bay Mattawa Conservation Authority identified that environmental studies pertaining to the property are now outdated and need to be updated. They further cautioned that the property contains wetland features and has the potential to be habitat for species at risk. The Conservation Authority advised that an Environmental Impact Study (EIS) must be submitted prior to development proceeding.

As noted below, staff is recommending that the conditions of approval be amended to incorporate the matters identified by the Conservation Authority.

The City's Engineering Services and Planning Services Departments have reviewed the requested redline amendment. Staff considers the proposed revisions to be relatively minor in nature and will not affect the overall function of the development. The comments have resulted in proposed changes to the existing Draft Conditions.

It is recommended that the revised plan, together with the following amended and new Conditions, be approved:

Condition 1 to be revised to state:

That this approval applies to the revised Draft Plan by Miller and Urso Surveying Inc. dated January 7, 2022 for 136 lots, 5 blocks and 5 road blocks.

Condition 21, 22, 23 and 24 to be added to state:

21. That the owner acknowledges that a Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Permit may be required from the North Bay-Mattawa Conservation Authority. The subject lands are within an area regulated by the North Bay-Mattawa Conservation Authority under Ontario Regulation 162/90. This regulation is pursuant to Section 28 of the Conservation Authorities Act of Ontario.
22. That the owner acknowledges that the property is in an area where there are environmental considerations (including wetlands) and Species at Risk may be present. The owner agrees to engage the services of a third party professional to complete an Environmental Impact Study that shall include a Species at Risk Assessment and any associated wetlands and that any recommendations from the study shall be incorporated into the final Subdivision site design.
23. The Owner agrees that any third party professional engaged to provide consulting services shall inspect the property following construction to confirm that their recommendations were incorporated into the built form. The third party consultant shall provide a letter to the City with this confirmation at the Owner's sole expense.

24. That before City Council's Final Approval is given, the Council shall be advised in writing by the North Bay-Mattawa Conservation Authority how Condition No. 21 and 22 have been satisfied.

#### Pre-Servicing Agreement

Along with the proposed revised Draft Plan of Subdivision, the owner has submitted a request to initiate the installation of services through a pre-servicing agreement, subject to the final review and approval of the required engineering designs. The lands included in Phase 1 Pre-Servicing Agreement are shown on Schedule C attached hereto.

The Owner has engaged the services of FRi Ecological Services who has indicated that the area proposed to be serviced in Phase 1 is outside the habitat for endangered and threatened species.

Engineering Services, Planning Services, and Corporate Services have reviewed the plans and Pre-Servicing Agreement. Pending the final review and approval of the required engineering design drawings, including the geotechnical report, the City is satisfied that all other conditions which would allow the Pre-Servicing Agreement to proceed have been met. Prior to work occurring on site, the City is required to approve the final engineering design drawings.

#### Option 1:

Deny the request for the revised plan of subdivision and request to enter into the Pre-Servicing Agreement

#### Option 2:

That:

1. Council approve the request from Miller & Urso Surveying Inc. on behalf of Intrigo Holdings Limited to revise the Draft Plan of Subdivision (City File No. 48T-87107) as indicated in Report to Council CSBU 2022-44 as shown on the revised Draft Plan of Subdivision prepared by Rick Miller, OLS, dated January 7, 2022, attached here to as Schedule B;
2. the conditions of draft approval to the Draft Plan of Subdivision (City File 48T-87107) be updated as outlined in Report to Council CSBU 2022-44;
3. Council authorize the execution of a Pre-Servicing Agreement with Intrigo Holdings Limited in a form satisfactory to the City Solicitor and City Engineer for the installation of services for Meadow Woods Subdivision (Phase 1, 20 lots) (City File 48T-87107);
4. the execution of the Pre-Servicing Agreement be conditional upon the final review and approval of the required engineering designs; and
5. an execution by-law be brought forward to the August 9, 2022 meeting of Council for three (3) readings

---

## **Recommended Option**

Option 2 is the recommended option.

That:

1. Council approve the request from Miller & Urso Surveying Inc. on behalf of Intrigo Holdings Limited to revise the Draft Plan of Subdivision (City File No. 48T-87107) as indicated in Report to Council CSBU 2022-44 as shown on the revised Draft Plan of Subdivision prepared by Rick Miller, OLS, dated January 7, 2022, attached here to as Schedule B;
2. the conditions of draft approval to the Draft Plan of Subdivision (City File 48T-87107) be updated as outlined in Report to Council CSBU 2022-44;
3. Council authorize the execution of a Pre-Servicing Agreement with Intrigo Holdings Limited in a form satisfactory to the City Solicitor and City Engineer for the installation of services for Meadow Woods Subdivision (Phase 1, 20 lots) (City File 48T-87107);
4. the execution of the Pre-Servicing Agreement be conditional upon the final review and approval of the required engineering designs; and
5. an execution by-law be brought forward to the August 9, 2022 meeting of Council for three (3) readings

---

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:

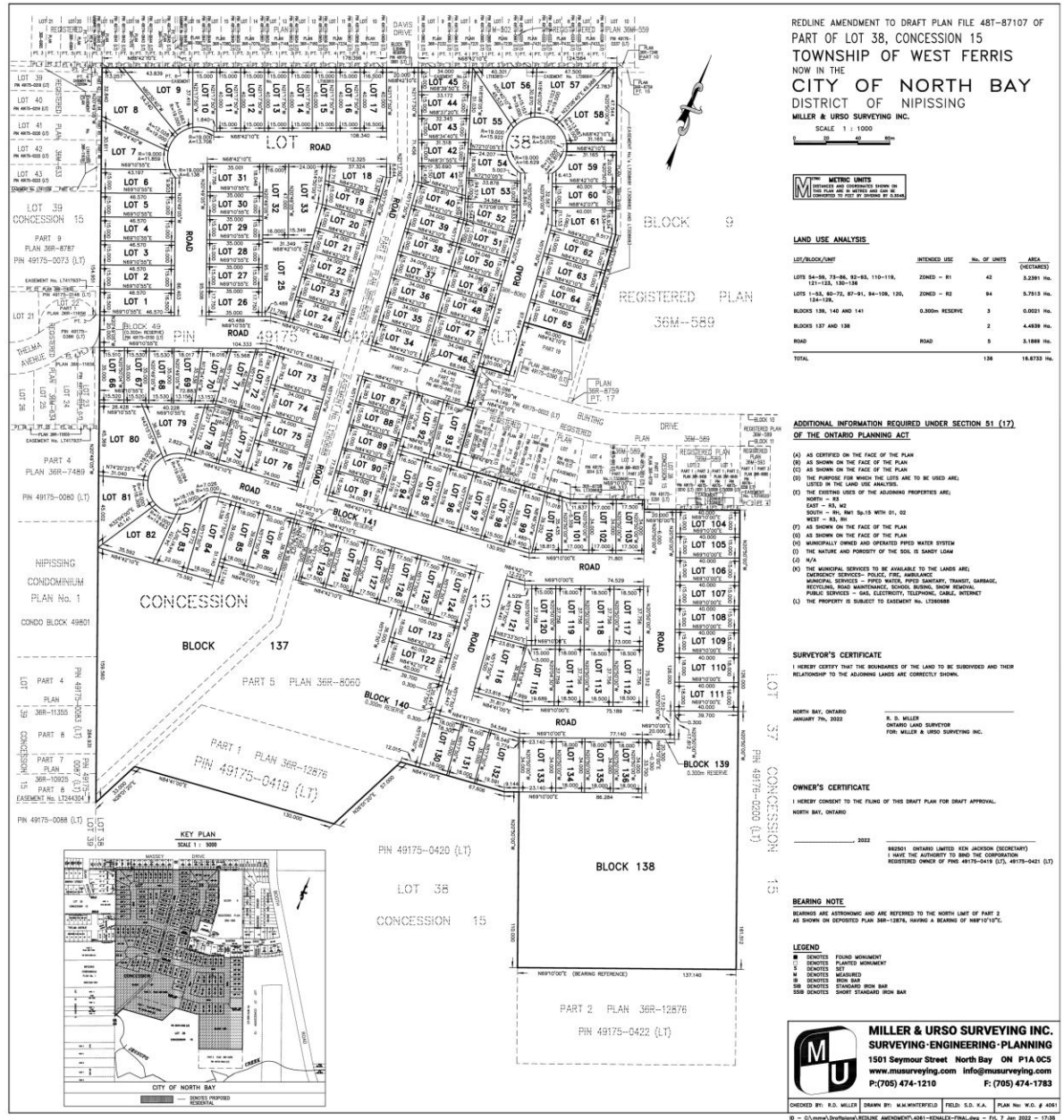
Adam Lacombe, P. Eng.

Senior Capital Program Engineer

# Schedule A – 2003 Approved Draft Plan of Subdivision



# Schedule B – Proposed Revised Draft Plan of Subdivision





## Schedule C – Area of Pre-Servicing Agreement

