



City of North Bay Report to Council

Report No: CSBU-2022-037

Date: June 27, 2022

Originator: Beverley Hillier and Adam Lacombe

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Final Approval – McLean Lake Subdivision (2 Lots, City File

Closed Session: yes ☒ no ☐

Recommendation

1. That Council grant final approval to McLean Lake Subdivision (2 Lots, McLean Lake Road) –City File 48T-90102;
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with 2029562 Ontario Limited for the McLean Lake Road Subdivision, upon receipt of all Subdivision Agreement requirements;
3. That By-law 2002-133 be amended by confirming that Part 8 & 9, Plan 36R-7768 is a municipal road; and
4. That By-law 2022-66 be brought forward to Council for three readings at the July 12, 2022 meeting of Council.

Background

Miller and Urso Surveying Inc. on behalf of 2029562 Ontario Limited is seeking Final Approval of a portion of the McLean Lake Subdivision in order to create 2 lots at the end of McLean Lake Road. The final approval being requested is within the boundary of the lands that have been given Draft Approval. The McLean Lake Subdivision was given Draft Approval by Council in 1990. This request is in keeping with the redline amendment request approved by City Council through Report to Council CSBU 2022-017.

Financial/Legal Implications

The developer previously installed the road and services in this location. Any additional work in this section is road, including the installation of lateral

services to the lot line, are being completed as part of a service contract with the City. Appropriate security and insurance is collected through the service contract process for the installation of any above and below ground services.

Corporate Strategic Plan

- | | |
|--|--|
| <input type="checkbox"/> Natural North and Near | <input type="checkbox"/> Economic Prosperity |
| <input checked="" type="checkbox"/> Affordable Balanced Growth | <input 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

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 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:

Approve the request to enter into the Subdivision Agreement and grant Final Approval.

Recommended Option

1. That Council grant final approval to McLean Lake Subdivision (2 Lots, McLean Lake Road) –City File 48T-90102;

2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with 2029562 Ontario Limited for the McLean Lake Road Subdivision, upon receipt of all Subdivision Agreement requirements;
3. That By-law 2002-133 be amended by confirming that Part 8 & 9, Plan 36R-7768 is a municipal road; and
4. That By-law 2022-66 be brought forward to Council for three readings at the July 12, 2022 meeting of Council.

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 John Severino, P.Eng., MBA

Title: City Engineer – Infrastructure and Operations

Name: Ian Kilgour, MCIP, RPP

Title: Director, Community Development and Growth

Name: David Euler, P.Eng., PMP

Title: Chief Administrative Officer

Personnel designated for continuance:

Beverley Hillier, MCIP, RPP

Manager, Planning & Building Services

Schedule A

