



## City of North Bay Report to Council

Report No: CSBU-2023-022

Date: February 10, 2023

Originator: Peter Carello, Senior Planner – Current Operations

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Request for Extension to Draft Plan of Subdivision - Ski Ridge Estates (Subdivision File No. 48T-17101)

Closed Session: yes  no

---

### Recommendation

That City Council approve the request from Ski Ridge Estates Inc. for an extension to Draft Approval of the Draft Plan of Subdivision (File No. 48T-17101) as shown on Schedule B to Report to Council CSBU 2023-22 by Peter Carello dated February 10, 2023 from May 28, 2023 to May 28, 2026.

---

### Background

The subject property is a developing subdivision, known locally as Ski Ridge Estates. The subdivision was initially draft approved by City Council in February 2018. This approval was appealed to the Local Planning Appeal Tribunal (LPAT, now the Ontario Land Tribunal or OLT). The appeal would be withdrawn on May 28, 2018, bringing the approval into effect on that date. This approval is in effect for a five-year period, meaning that the Draft Approval is scheduled to expire on May 28, 2023.

The overall Ski Ridge Estates Subdivision consists of separate applications, and as a result, different components of the Subdivision have different lapsing of Draft Approval dates. The attached Schedule A shows the lands included in various phases of approval. The initial approval was for seventy-one lots, as shown on the attached Schedule B. However, several of these lots were merged into a smaller number of larger lots.

Of this phase, 42 lots have been given Final Approval, creating a total of 34 new lots. There are 29 lots remaining in Draft Approved state. Draft approval for these remaining 29 lots is slated to expire on May 28, 2023. It is this Draft Approval that is the subject of this report.

Additional lands were later acquired by the property owner. These lands were also granted draft approval for twenty-seven additional lots (see Schedule C attached). The draft approval for these lots is not scheduled to expire until May 19, 2025.

The property owner has taken multiple actions to implement the subdivision. Services have been installed on portions of the property.

Section 51(33) of the Planning Act allows City Council to “*extend the approval for a time period specified by the approval authority and may further extend it, but no extension is permissible if the approval lapses before the extension is given.*”

The intention of the lapsing provision on draft approved plans of subdivision is to allow the municipality to understand where development shall occur in the near and medium future. In doing so, the City can plan for future population growth and invest in infrastructure in these areas, if needed. It is staff’s opinion that an extension to the expiry date of a plan of subdivision should only be given where there is a reasonable possibility of development taking place.

Work on the subdivision has been ongoing since the approval was initially established in 2018. This includes the first pre-servicing agreement (April 2019), final approval of Phase I of the subdivision (20 lots, May 2019) and final approval of Phase II of the subdivision (14 lots, February 2020). A total of fifty-six lots remain outstanding to be developed, should this subdivision be fully built out.

The applicant is requesting an extension of the original Draft Approved Plan of Subdivision (Schedule B).

---

### **Financial/Legal Implications**

None at this time. The Owners will be required to enter into further agreements with the City of North Bay to move future phases of the subdivision in the future.

---

### **Corporate Strategic Plan**

- Natural North and Near
- Affordable Balanced Growth
- Responsible and Responsive Government
- Economic Prosperity
- Spirited Safe Community

---

## Specific Objectives

- Facilitate the development of housing options to service the entire community, with consideration to socio-economic characteristics of the community

---

## Options Analysis

### Option 1:

That City Council approve the request from Ski Ridge Estates Inc. for an extension to Draft Approval of the Draft Plan of Subdivision (File No. 48T-17101) as shown on Schedule B to Report to Council CSBU 2023-22 by Peter Carello dated February 10, 2023 from May 28, 2023 to May 28, 2026.

### Option 2:

That the request by Ski Ridge Estates Inc. for an extension to Draft Approval from May 28, 2023 to May 28, 2026 be denied. This option is not recommended.

This option is not recommended as the Owners are making progress related to the Plan of Subdivision.

---

## Recommended Option

Option 1 is the recommended option.

That City Council approve the request from Ski Ridge Estates Inc. for an extension to Draft Approval of the Draft Plan of Subdivision (File No. 48T-17101) as shown on Schedule B to Report to Council CSBU 2023-22 by Peter Carello dated February 10, 2023 from May 28, 2023 to May 28, 2026.

---

Respectfully submitted,

Name: Peter Carello, MCIP, RPP  
Title: Senior Planner, Current Operations

### **I concur with this report and recommendation**

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

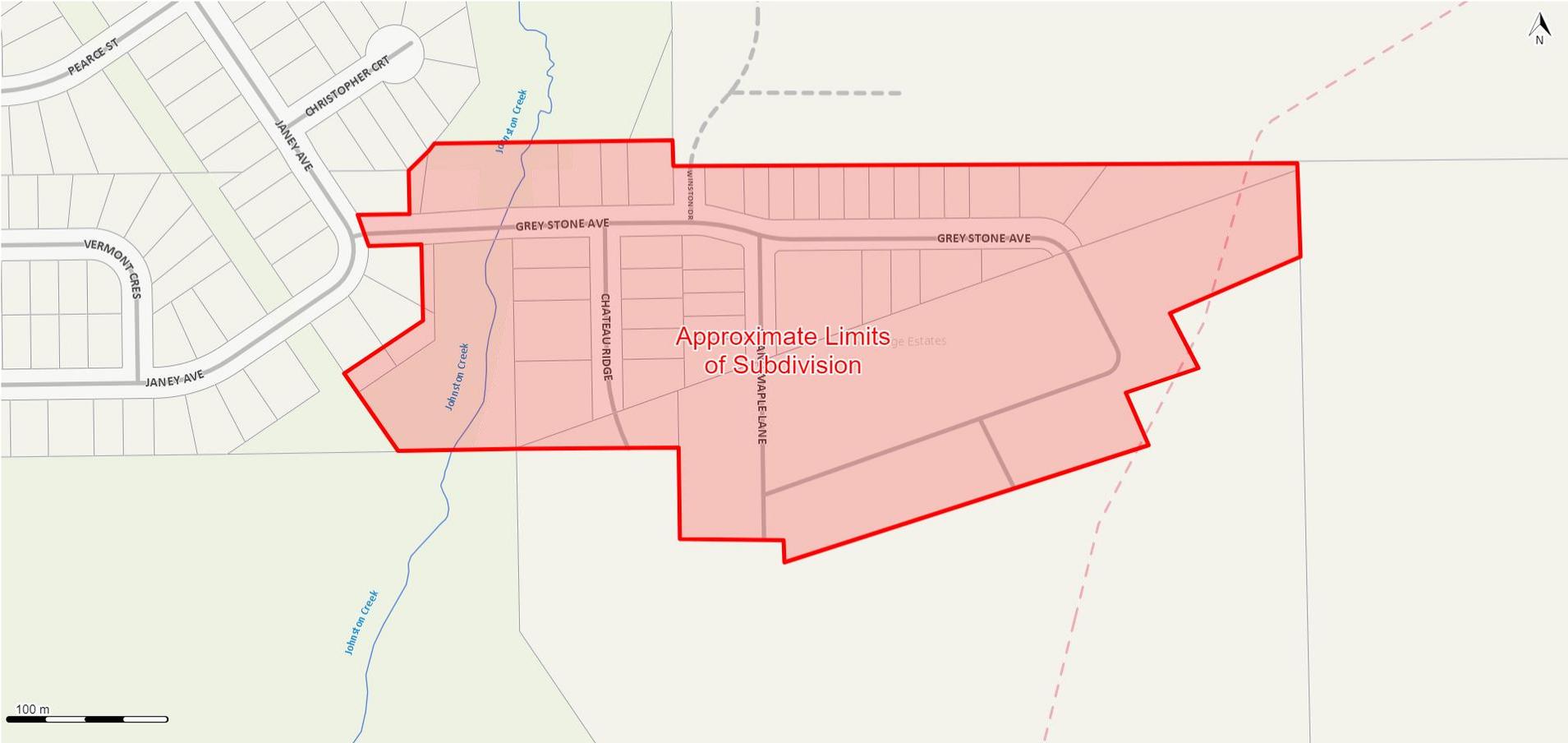
Name Ian Kilgour, MCIP, RPP  
Title: Director, Community Services

Name John Severino, P.Eng., MBA  
Title: Interim Chief Administrative Officer

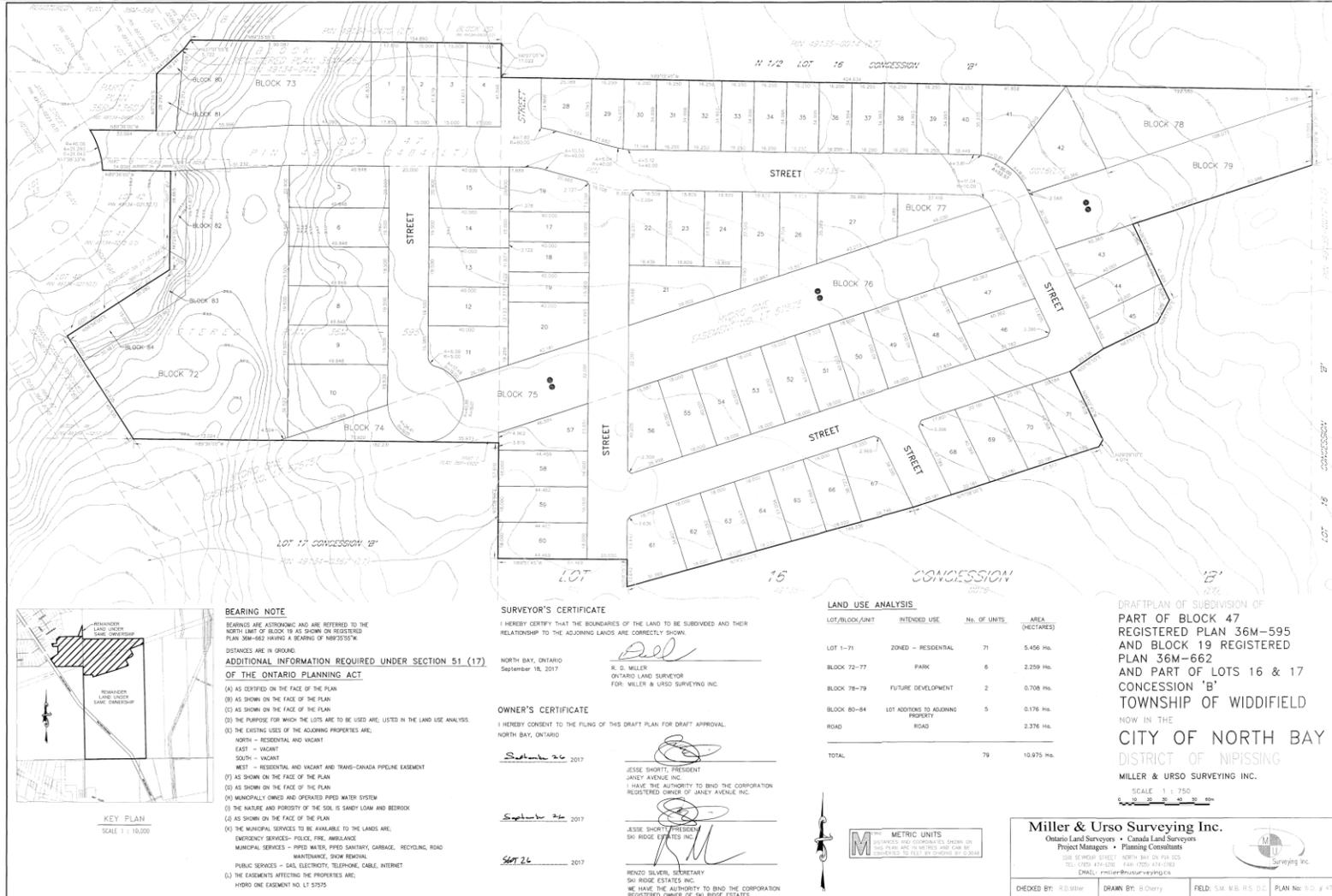
### **Personnel designated for continuance:**

Name: Peter Carello, MCIP, RPP  
Title: Senior Planner, Current Operations

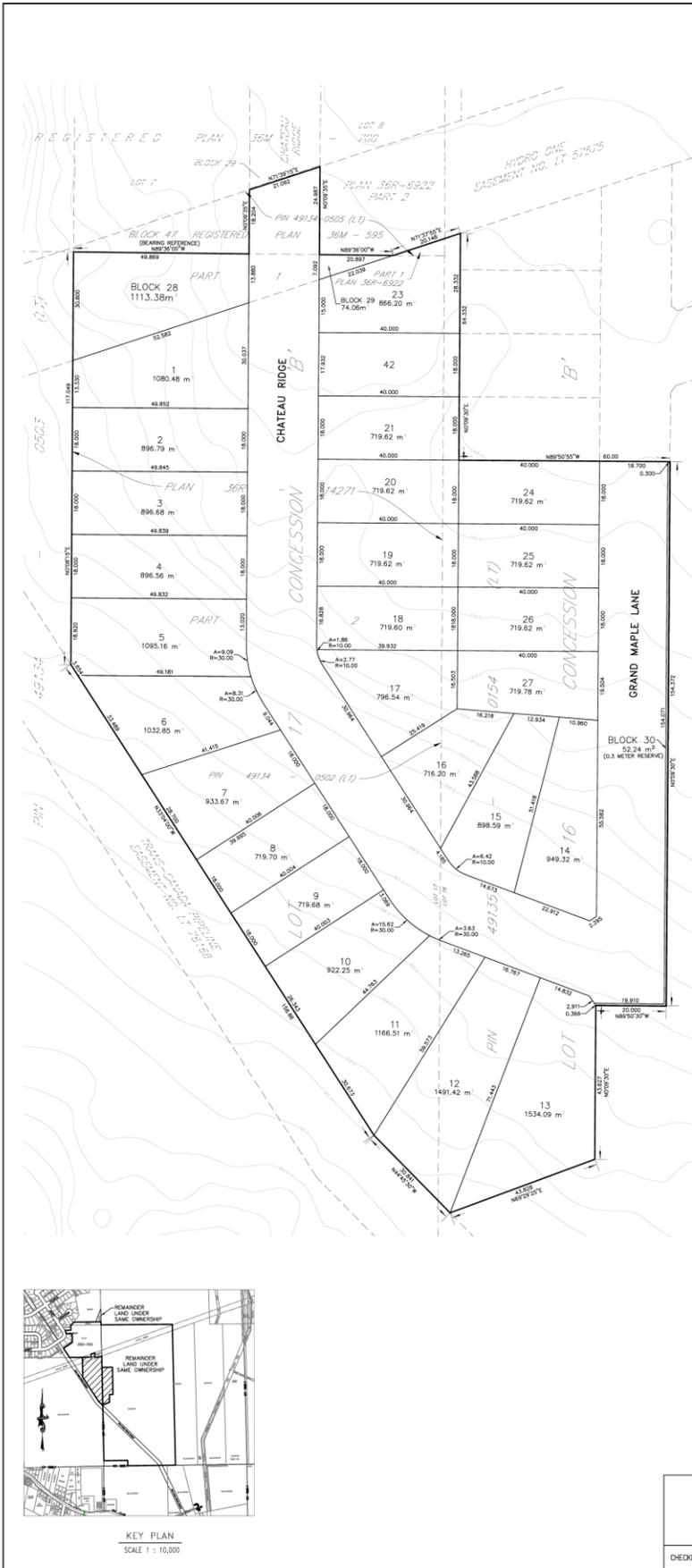
# Schedule A - Map of Subject Property and Surrounding Area



# Schedule B – Initial Subdivision Approval (2018)



# Schedule C – Second Subdivision Approval (2020)



KEY PLAN  
SCALE 1 : 10,000

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJOINING LANDS ARE CORRECTLY SHOWN.

NORTH BAY, ONTARIO  
November 5, 2019  
R. D. MILLER  
ONTARIO LAND SURVEYOR  
FOR: MILLER & URSO SURVEYING INC.

## OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE FILING OF THIS DRAFT PLAN FOR DRAFT APPROVAL.

2019  
JESSE SHORTT,  
PRESIDENT JANNEY AVENUE INC.  
I HAVE THE AUTHORITY TO BIND THE CORPORATION  
REGISTERED OWNER OF JANNEY AVENUE INC.  
REGISTERED OWNER OF PIN 49134-0505 (LT)

2019  
JESSE SHORTT, PRESIDENT  
SKI RIDGE ESTATES INC.

2019  
RENZO SILVERI,  
SECRETARY SKI RIDGE ESTATES INC.  
I HAVE THE AUTHORITY TO BIND THE CORPORATION  
REGISTERED OWNER OF SKI RIDGE ESTATES,  
REGISTERED OWNER OF PIN 49134-0502 (LT)  
AND 49134-0154 (LT)

## LAND USE ANALYSIS

LOT/BLOCK/UNIT	INTENDED USE	No. OF UNITS	AREA (HECTARES)
LOT 1-27	ZONED - RESIDENTIAL	27	2.409 Ha.
BLOCK 28-29	PARK	2	0.119 Ha.
BLOCK 30	RESERVATION	1	0.005 Ha.
ROAD	ROAD		0.836 Ha.
TOTAL		30	3.369 Ha.

**M** METRIC UNITS  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

## BEARING NOTE

BEARINGS ARE ASTROMERIC AND ARE REFERRED TO THE NORTH LIMIT OF PART 1, AS SHOWN ON DEPOSITED PLAN 36M-14271, HAVING A BEARING OF  $N86^{\circ}30'00''W$ . DISTANCES ARE IN GROUND.

## ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE ONTARIO PLANNING ACT

- (A) AS CERTIFIED ON THE FACE OF THE PLAN
- (B) AS SHOWN ON THE FACE OF THE PLAN
- (C) AS SHOWN ON THE FACE OF THE PLAN
- (D) THE PURPOSES FOR WHICH THE LOTS ARE TO BE USED ARE LISTED IN THE LAND USE ANALYSIS.
- (E) THE EXISTING USES OF THE ADJOINING PROPERTIES ARE:  
NORTH - RESIDENTIAL  
EAST - VACANT  
SOUTH - VACANT AND TRANS-CANADA PIPELINE EXEMPTION  
WEST - VACANT AND TRANS-CANADA PIPELINE EXEMPTION
- (F) AS SHOWN ON THE FACE OF THE PLAN
- (G) AS SHOWN ON THE FACE OF THE PLAN
- (H) MANICALLY OWNED AND OPERATED PIPED WATER SYSTEM
- (I) THE NATURE AND POROSITY OF THE SOIL IS SANDY LOAM AND BEDROCK
- (J) AS SHOWN ON THE FACE OF THE PLAN
- (K) THE MUNICIPAL SERVICES TO BE AVAILABLE TO THE LANDS ARE:  
EMERGENCY SERVICES - POLICE, FIRE, AMBULANCE  
MUNICIPAL SERVICES - PIPED WATER, PIPED SANITARY, GARBAGE, RECYCLING, ROAD MAINTENANCE, SNOW REMOVAL
- (L) PUBLIC SERVICES - GAS, ELECTRICITY, TELEPHONE, CABLE, INTERNET
- (M) THE EASEMENTS AFFECTING THE PROPERTIES ARE:  
HYDRO ONE EASEMENT NO. LT 57575

DRAFTPLAN OF SUBDIVISION OF  
PART OF BLOCK 47  
REGISTERED PLAN 36M-595  
AND PART OF THE W 1/2 OF  
THE S 1/2 OF LOT 16  
CONCESSION 'B'  
AND PART OF THE S.E. 1/4 OF  
LOT 17 CONCESSION 'B'  
TOWNSHIP OF WIDDIFIELD  
NOW IN THE  
CITY OF NORTH BAY  
DISTRICT OF NIPISSING  
MILLER & URSO SURVEYING INC.



**Miller & Urso**  
SURVEYING-ENGINEERING-PLANNING  
1501 Seymour Street North Bay, Ontario P1A 9C5  
P: (705) 474-1210

CHECKED BY: R.D. MILLER	DRAWN BY: B. CHERRY	FIELD: S.M. M.B.R.S. D.C.	PLAN No: M.O. # 4789
-------------------------	---------------------	---------------------------	----------------------